QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 677904 **DEEDQC**
07/16/2021 09:57:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210716-0095681

Y-SB-FB-21-0805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Lowell Randolph and Jessica Louise Randolph	**New Owner**	
(NAME)	(NAME)	**094-02-0E-002.00-CO**
807 S. 17th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1700 Electric, JV, a Tennessee joint venture,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Lowell Randolph and Jessica Louise Randolph, Husband and Wife,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, Tennessee, being Unit No. B of the 1700 Electric Ave Residences, as established by that certain Declaration of Covenants, Conditions, and Restrictions for 1700 Electric Ave Residences, of record at Instrument No. 20190510-0044257, and as amended at Instrument No. 20210511-0062907, Register's Office Davidson County, Tennessee

Being a portion of the same property conveyed to 1700 Electric JV by Warranty deed from Burnease Piper Kilgo, of record in Instrument No. 20190510-0044256 Register's Office Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **805 S 17th Street, Nashville, Tennessee 37206**.

Witness our hands this the 12 day of July, 2021.

1700 Electric JV

BY:_____
Joshua L. Randolph, Joint Venturer

BY: JLR Holdings LLC
ITS: Joint Venturer

BY:_____
Joshua L. Randolph, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA L. RANDOLPH signing for 1700 ELECTRIC JV, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the JOINT VENTURER of 1700 ELECTRIC JV, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH RANDOLPH AS MANAGING MEMBER OF JLR HOLDINGS LLC, signing for 1700 ELECTRIC JV, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING MEMBER OF JLR HOLDINGS LLC, JOINT VENTURER of 1700 ELECTRIC JV, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024