Karen Johnson Davidson County
Batch# 705337 DEEDQC
08/26/2021 10:21:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210826-0115276

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Julia W. Richardson
John A. Webster III
Gina R. Cottle
927 Southside Place
Nashville TN 37203

SEND TAX BILLS TO:
927 Southside Place
Nashville, TN 37203

MAP/PARCEL:
105-02-1E-002.00-CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Jacarandas Properties, Ltd.**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Julia W. Richardson as to a 50% interest, John A. Webster III as to a 25% interest, and Gina R. Cottle as to a 25% interest, all as Tenants in Common**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. B, on the Horizontal Property Regime for Declaration of Covenants, Conditions and Restrictions for Townhomes at 925 Southside Place, as recorded in the Master Deed of record in instrument No. 20161118-0122052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being the same property conveyed to Jacarandas Properties, Ltd. by Warranty Deed from Batman 927, LLC a Georgia Limited Liability Corporation, of record in Instrument No. 20200915-0105033, Register's Office for Davidson County, Tennessee.

This is improved property known as: 927 Southside Pl, Nashville, TN 37203.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 17 day of AUGUST, 2021.

Jacarandas Properties, Ltd.

BY: John A. Webster III, President

STATE OF Texas

COUNTY OF Travis

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John A. Webster III, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Jacarandas Properties Ltd., the within named bargainor, a company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said John A. Webster III, as such President.

Witness my hand and official seal on this the 17 day of August 2021.

Joel A Kimmel
Notary Public State of Texas
My Comm. Exp. 01/06/2025
Notary ID 13095253-9

Notary Public

My Commission Expires: 01/06/2025

STATE OF Texas

COUNTY OF Travis

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 17th day of AUGUST, 2021.

Joel A Kimmel
Notary Public State of Texas
My Comm. Exp. 01/06/2025
Notary ID 13095253-9

Notary Public

My commission expires: 01/06/2025