Name and Address of New Owner:
JJB Enterprises, LLC
45644 Camino Rubi
Temecula, CA 92592

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 706347 DEEDQC
08/27/2021 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0116210

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 91 15 41.00

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cody Thomas Atterbury & Paige Kathryn Hill, Tenants In Common,** "the Grantors," convey and quitclaim unto **JJB Enterprises, LLC** , "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF FINAL SUBDIVISION PLAN RE-SUBDIVISION OF H.C. TINNELL SUB AND HAZEL ALLEN PROPERTY OF REDCORD IN PLAT BOOK 7900, PAGE 850, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CODY THOMAS ATTERBURY AND PAIGE KATHRYN HILL, TENATS IN COMMON BY WARRANTY DEED FROM JANE MCNAMARA AND JAMES H. KASPER, RECORDED ON July 26, 2021 AND OF RECORD IN INSTRUMENT NO. 20210728-0101498 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JANE MCNAMARA AND JAMES H. KASPER BY AFFIDAVIT OF HEIRSHIP FROM KIRSTEN MARIE KASPER, DECEASED, RECORDED ON JUNE 16, 2021, OF RECORD IN INSTRUMENT NO. 202106160081435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO KIRSTEN KASPER, A SINGLE WOMAN, BY WARRANTY DEED FROM EKA T. DARVILL AND KIM BARNABAS, HUSBAND AND WIFE, RECORDED ON JUNE 15, 2020, OF RECORD IN INSTRUMENT NO. 202006150060838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO EKA T. DARVILL AND KIM BARNABAS, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM EKA. T DARVILL, RECORDED ON DECEMBER 9, 2019, OF RECORD IN INSTRUMENT NO. 201912090126565, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO EKA T. DARVILL, A MARRIED MAN, BY WARRANTY DEED FROM BRADLEY BOWDEN AND WIFE, ALANA ROCKLIN BOWDEN, RECORDED ON DECEMBER 3, 2019, OF RECORD IN INSTRUMENT NO. 20191203-0124521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY BOWDEN AND WIFE, ALANA ROCKLIN BOWDEN, BY WARRANTY DEED FROM RICHARD F. GARRETT AND WIFE, JILL C. GARRETT, FROMERLY KNOWN AS F. JILL CORBIN, RECORDED ON MAY 22, 2007, OF RECORD IN INSTRUMENT NO. 20070522-0061166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 331 53RD. AVE. N., NASHVILLE, TN 37209.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

**GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 22 day of July, 2021.

_____(SEAL)
Cody Thomas Atterbury

_____(SEAL)
Paige Kathryn Hill

STATE OF California )
COUNTY OF Riverside )

Personally appeared before me, a Notary Public in and for said State and County, **Cody Thomas Atterbury and Paige Kathryn Hill**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of July, 2021.

CHERYL CASTILLO
COMM. # 2321435
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Feb. 14, 2024

_____
Notary Public
My commission expires: 02/14/24

## AFFIDAVIT OF VALUE

STATE OF )
)
COUNTY OF )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 22 day of July, 2021.

_____
Notary Public
My commission expires: 01-06-25

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025



202108270116210

**Tennessee Certification of Electronic Document**

I, John A. Bell, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July, 22, 2021 (date of document).

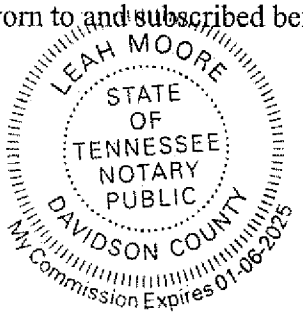
Regina Sullo
Affiant Signature

August 26, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2021.




NOTARY'S SEAL

Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025