# QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Kimberly C. Kimball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2021.

Mary Gail Porter
Notary Public

Commission Expires 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 717407 DEEDQC
09/16/2021 09:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210916-0124299

**THIS INSTRUMENT WAS PREPARED BY:**
**Bennett & Pressley, P.C., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122**
*(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)*

| OWNER ADDRESS: | SEND TAX BILLS TO: | Parcel ID Numbers: | |
|---|---|---|---|
| Jones Construction, LLC<br>3732 Moss Rose Drive<br>Nashville, TN 37216 | Owner | 163160C31500CO<br>163160C31600CO<br>163160C31700CO<br>163160C31800CO<br>163160C31900CO | 163160C32000CO<br>163160C32100CO<br>163160C32200CO<br>163160C32300CO<br>163160C32400CO |

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **J CORE PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **JONES CONSTRUCTION, LLC, a Tennessee limited liability company** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 315, 316, 317, 318, 319, 320, 321, 322, 323, and 324 of Phase 3-B of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; Instrument No. 20170612-0058618, and Instrument No. 20200828-0098062 (which adds Phase 3-B, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 3-B) and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Grantor herein by J2K Builders, LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 2018120-0120137, in the Register's Office for Davidson County, Tennessee.

This is **improved** property with addresses as shown below:

| Unit # | Parcel ID Number | Street Address |
|---|---|---|
| 315 | 163160C31500CO | 2401 Danilynn Drive, Antioch TN 37013 |
| 316 | 163160C31600CO | 2403 Danilynn Drive, Antioch TN 37013 |
| 317 | 163160C31700CO | 2405 Danilynn Drive, Antioch TN 37013 |
| 318 | 163160C31800CO | 2407 Danilynn Drive, Antioch TN 37013 |
| 319 | 163160C31900CO | 2409 Danilynn Drive, Antioch TN 37013 |
| 320 | 163160C32000CO | 2411 Danilynn Drive, Antioch TN 37013 |
| 321 | 163160C32100CO | 2413 Danilynn Drive, Antioch TN 37013 |
| 322 | 163160C32200CO | 2415 Danilynn Drive, Antioch TN 37013 |
| 323 | 163160C32300CO | 2417 Danilynn Drive, Antioch TN 37013 |
| 324 | 163160C32400CO | 2419 Danilynn Drive, Antioch TN 37013 |

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of September, 2021.

J CORE PROPERTIES, LLC, a Tennessee limited Liability company, Grantor

By: _____
H. Jason Phillips, Chief Manager

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named H. Jason Phillips, with who I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be Chief Manager of J CORE PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did for and on behalf of said bargainor, as its Chief Manager, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 2021.

Commission Expires: 5/5/25

_____
NOTARY PUBLIC

AMY JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 10th day of September, 2021.

_____ 09/10/2021
Ernest D. Bennett, III, Affiant

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this the 10th day of September, 2021.

_____
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023