Karen Johnson Davidson County
Batch# 723242 DEEDQC
09/24/2021 11:03:13 AM 4 pgs
Fees: $23.00 Taxes: $114.70
20210924-0128544

Prepared by:	Send Tax Bills To:	Grantor	Grantee:
Philip Humphrey JMJ Property Group LLC 4849 Artesian Rd. Land O Lakes, FL 34638 813-575-0137	Walker James Fleming 370 S. Lowe Ave. Suite A-218 Cookeville, TN 38501	JMJ Property Group LLC 4849 Artesian Rd. Land O Lakes, FL 34638 813-575-0137	Walker James Fleming 370 S. Lowe Ave. Suite A-218 Cookeville, TN 38501

QUITCLAIM DEED

This QUITCLAIM DEED executed by first party, **JMJ Property Group LLC,** a Florida Limited Liability Company (Grantor) to second party **Walker James Fleming,** an individual. (Grantee)

WITNESSETH: That the said party, for the sum of **Thirty One Thousand** DOLLARS and **Zero** CENTS **$31,000.00** paid the second party, the receipt of which is hereby acknowledged, does hereby remain, released and quitclaim unto the said second party forever, all the right, title and interest and claim which the said first party has in and to the following described parcel of land and improvements appurtenances thereto in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Notwithstanding anything its successors and assigns all of the oil, gas, and other mineral interests of whatsoever kind or nature in, on under and that may be produced from the Property not previously conveyed or reserved or record, and all rights pertaining thereto; provided, however, Grantor waives and relinquishes any and all rights to the use of the surface of the land conveyed for the exploration, development and/or production of such minerals.

TAX MAP OR PARCEL ID NO.: **060.16-0-131.00**

LEGAL DESCRIPTION: **See Exhibit (A)**

PROPERTY COMMONLY KNOWN AS: **2830 JONES AVENUE, NASHVILLE, TENNESSEE 37207**

PRIOR INST. REFERENCE: **Recorded 06/15/2020, Inst # 20200615-0061054**

IN WITNESS WHEREOF, I, the undersigned PHILIP HUMPHREY in my capacity as MANAGING MEMBER have hereunto set my Hand and Seal on this 6TH day of AUGUST, 2021

JMJ Property Group LLC

Signature _____

Printed PHILIP HUMPHREY

Title MANAGING MEMBER

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____

Name: Janice Agas

_____

Name: Skyler Sierra

STATE OF Florida)
SS
COUNTY OF Pasco)

The foregoing instrument was executed in my presence and acknowledged before me this 6 day of August, 2021 by Philip Humphrey Managing Member for JMJ Property Group LLC who is personally known to me to be the same person who executed the within instrument, and said person duly acknowledged execution of the instrument to be the free act and of the corporation

Witness my hand and Notarial seal this 6 day of August, 2021

Signature _____
Printed Claudia M Fantasia, a Notary Public for the State of Florida
My commission expires: 02/20/2023

Notary Public State of Florida
Claudia M Fantasia
Commission # GG290242
Expires 02/20/2023

EXHIBIT A
LEGAL DESCRIPTION

Lot Number 20A on the Final Plan of Joywood Heights, Section 3, not of record, and more particularly descried as follows:

Said Lot Number 20A fronts 70 feet on the southerly side of Capitol View Avenue and extends back between lines 275 feet on the westerly side and 275 feet, more or less on the easterly side to a point in the rear.

MAP & PARCEL#: 060.16-0-131.00

Commonly known as: 2830 Jones Avenue, Nashville, TN 37207

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 34,000.

Walker James Fleming
Affiant

Subscribed and sworn before me, this 22nd day of September, 2021.

Alyssa McCloud
Notary

ALYSSA MCCLOUD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY