Karen Johnson Davidson County
Batch# 767733 DEEDQC
12/06/2021 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211206-0161150

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

## QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| JSMB Properties LLC<br>1215 Lyddane Bridge Road<br>Owensboro, KY 42301 | Ameris Bank<br>1800 Parkway Place,<br>Ste 820<br>Marietta, GA 30067 | 104-02-37-011.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sean M. Byrne and Jennifer M. Byrne, joint tenants with right of survivorship** by these presents does hereby quitclaim and convey unto **JSMB Properties, LLC**. a Kentucky limited liability company, its successors, representatives, and assigns, its rights. title and interest in and to the following described tract of land in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Unit 304, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 119 Mason Avenue Condominiums, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171005-0102455 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Mason Avenue LLC by Warranty deed from Mason House Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160829-0090278 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 29, 2016. Being the same property conveyed to Sean M. Byrne and Jennifer M. Byrne by Warranty Deed from Mason Avenue, LLC, a Tennessee limited liability company of record in Instrument No. 20211105-0144852 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 5, 2021.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24th day of NOVEMBER, 2021.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JUSTIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES
7/13/2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22 day of November, 2021.

**Sean M. Byrne**

**Jennifer M. Byrne**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Sean M. Byrne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of NOVEMBER, 2021.

Notary Public
ID#634576

My Commission Expires: Oct 30, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jennifer M. Byrne,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of NOVEMBER, 2021.

Notary Public
ID#634576

My Commission Expires: Oct 30, 2023

**Tennessee Certification of Electronic Document**

I, Steven T. Mills, 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 12/2/2021 (date of document).

Affiant Signature

12/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2ND day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025