This instrument prepared by:
The Kinsland Firm, LLC
Post Office Box 22660
Nashville, Tennessee 37202
Telephone: (615) 242-5988

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE KINSLAND FIRM, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

STATE OF Michigan
COUNTY OF Oakland

The actual consideration or true value, whichever is greater, for this transfer is $-0.00-

Affiant

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

Bradley Thomas Gasser
Notary Public of Michigan
Genesee County
Expires 04/28/2026
Acting in the County of Oakland

Notary Public

My Commission Expires: 04/28/2026

STATE OF MICHIGAN

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO	MAP & PARCEL
JB Nashville 611, LLC 4279 Tupper Lake Way Linden, MI 48451	Highlands Residential Mortgage 950 W. Bethany Drive Suite 800 Allen TX 75013	092 10 0J 011.00CO

KNOW ALL MEN BY THESE PRESENTS, that **Jacob Schifko, a married man**, hereinafter Grantor(s), on this the 24th day of November, 2021, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim and convey unto **JB Nashville 611, LLC**, a Tennessee Limited Liability Company, hereinafter Grantee(s), their heirs and assigns, all his/her/their right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and corrected by Scrivener's Affidavit of record in Instrument No. 20200129-0010494 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Karen Johnson Davidson County
Batch# 769395 DEEDQC
12/07/2021 02:07:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211207-0162234

Being the same property conveyed to Jacob Schifko, a married man, by Warranty Deed from Jennifer Khazanov, a married woman, of record in Instrument No. 20211124-0156064, in Register's Office of Davidson County, Tennessee dated November 12th, 2021, and recorded on November 24th, 2021.

Being the same property conveyed to Jennifer Khazanov, married from E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 12/07/2018, and recorded on 12/11/2018, in Instrument No. 20181211-0120257, Register's Office of Said County.

This conveyance is made subject to all matters as shown on the Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and corrected by Scrivener's Affidavit of record in Instrument No. 20200129-0010494 of record in the Register's Office for Davidson County, Tennessee; to setback requirements and general utility, sewer and drainage easements of record as of August 31, 2021, upon which the property improvements do not encroach; and to the zoning regulations of the appropriate governmental body.

Being improved property also known as 611 27th Avenue North, Nashville, Tennessee 37209.

That said Jacob Schifko does hereby affirm that said property has never been a principal marital residence.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record not stated herein.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 24 day of November, 2021.

Jacob Schifko

STATE OF Michigan
COUNTY OF Oakland

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jacob Schifko with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 24 day of November, 2021.

Bradley Thomas Gasser
Notary Public of Michigan
Genesee County
Expires 04/28/2026
Acting in the County of _____

Notary Public

My Commission expires: 04/28/2026