Karen Johnson Davidson County
Batch# 771717 DEEDQC
12/10/2021 01:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211210-0164198

THIS INSTRUMENT PREPARED BY:

Elizabeth A. Bowden, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF DECEMBER, 2021.

Notary Public

My Commission Expires: 9/2/24

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Mogality, LLC 105 Continental Place, Suite 160 Brentwood, TN 37027	SAME AS NEW OWNER	092-080-071.00

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JCM INVESTMENTS, LLC,** a Tennessee series limited liability company ("Grantor"), does hereby BARGAIN, SELL, REMISE, RELEASE, QUITCLAIM and CONVEY unto to **MOGALITY, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain real property in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon and hereditaments thereunto pertaining (the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances of record as may affect the Property, but this reference shall not reimpose same.

The Property is improved property located at 1314 Jo Johnston Avenue, Nashville, Tennessee 37203.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.)

IN WITNESS WHEREOF, Grantor has executed this instrument effective as of the 7th day of December, 2021.

GRANTOR:

JCM INVESTMENTS, LLC,
a Tennessee series limited liability company

By: _____
Michael R. Wolfe, Authorized Member

STATE OF ~~Davidson~~ Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael R. Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Member of JCM INVESTMENTS, LLC, a Tennessee series limited liability company ("Company"), the within named bargainor, and that he as such Authorized Member of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of himself as Authorized Member of JCM Investments, LLC.

WITNESS my hand and official seal, this 6th day of December, 2021.

_____
Notary Public

My Commission Expires: July 9, 2024

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Exhibit A

Being the following described real estate, situated in the City of Nashville of Davidson County, Tennessee, which was conveyed to JCM Investments, LLC, by sales instrument: QC-20141024 0098245 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found at the intersection of the eastern right-of-way of S. 14th Avenue North (50' R/W) and the southern right-of-way of Milson Street (30' R/W), being the northwest corner of the JCM Investments, LLC, property, thence along the southern right-of-way of Milson Street North 62° 14' 52" East, 49.95 Feet to a 5/8-inch rebar found; thence leaving said right-of-way and along the southwestern line of the Barry L. Walker property with a bearing of South 28° 15' 06" East, 176.94 Feet to a 5/8-inch rebar found on the northern right-of-way of Jo Johnston Avenue (50' R/W); thence along the northern right-of-way of Jo Johnston Avenue South 62° 12' 06" West, 50.10 Feet to a mag nail found at the intersection of the northern right-of-way Jo Johnston Avenue (50' R/W) and the eastern right-of-way of 14th Avenue North (50' R/W); thence along the eastern right-of-way of 14th Avenue North 28° 12' 10" West, 176.98 Feet to a 1/2 inch rebar found ; said point being the point of beginning and containing 0.20 Acres, more or less, as surveyed by Christopher R. Conrad, Tennessee Registered Land Surveyor Number 2166, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, August 24, 2021. Bearings are based upon Tennessee State Plane Coordinate System, NAD 83.

As described according to a survey prepared by Christopher R. Conrad, TN Reg. No. 2166, L. I. Smith and Associates, Inc., dated September 2, 2021, Project No. 210628.

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/07/2021.

Signature

Date: 12/07/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 12/07/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY