Karen Johnson Davidson County
Batch# 779141 DEEDQC
12/23/2021 09:49:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211223-0169642

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is ~~$230,000~~ $0.00 (Land) Affiant Subscribed and sworn to before me, this 20th day of December, 2021. Notary Public My commission expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wells Legacy Enterprise, LLC	**NEW OWNER**	**08106030900**
1715 Simpkins St.		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **JLG, LLC** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Wells Legacy Enterprise, LLC** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot Nos. 1 and 2 on the plan of A.C. Dudley's Subdivision of part of the Nichol Property, as of record in Plat Book 161, page 10, Register's office for Davidson County, Tennessee. Said part of Lot Nos. 1 and 2 front 50 feet on the easterly side of 23rd Ave. N, formerly Bosley St., and runs back between parallel lines, with the southerly margin of Simpkins Street 100 feet to a dead line.

Being the same property conveyed to JLG, LLC by Warranty Deed from David G. Cathey dated November 1, 2021, of record in Instrument No. 20211119-0153994, Register's Office for Davidson County, Tennessee.

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This is improved property commonly known as 1715 Simpkins St., Nashville, TN 37208.

WITNESS my/our hands this 17th day of December, 2021.

JLG, LLC
By: Kimberly Churn
Its: Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Churn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sole Member of JLG, LLC and is authorized by JLG, LLC to execute the within instrument on behalf of the limited liability company.

Witness my hand and seal at office on this, the 17th day of December, 2021.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/17/2021 (date of document).

Jennifer Russell
Affiant Signature

12/20/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

