Karen Johnson Davidson County
Batch# 781012 DEEDQC
12/29/2021 10:09:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211229-0171065

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

STATE OF Missouri
COUNTY OF Boone

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

ELLEN J. CARMACK
Notary Public - Notary Seal
STATE OF MISSOURI
Howard County
My Commission Expires: Sept. 15, 2025
Commission # 13525568

AFFIANT

Subscribed and sworn to before me this 27th day of December, 2021.

My Commission Expires: 9/15/2025

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Clifton Lane Music City, LLC 507 S Greenwood Avenue Columbia, MO 65203	SAME	11712004000

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **JSAE Enterprises, LLC,** a Missouri limited liability company, GRANTOR, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to **Clifton Lane Music City, LLC,** a Missouri limited liability company, GRANTEE. Said property conveyed herein is described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 31 and part of Lot No. 30 on the Plan of Hawthorne Subdivision of record in Book 1424, Page 22, in the Register's Office for Davidson County, Tennessee.**
>
> **Said Lot No. 31 and part of Lot No. 30 fronts 70 feet on the Southerly side of Clifton Avenue and runs back 181 feet on the Easterly line and 175 feet, more or less, on the Westerly line, to a line on the rear which measures 78.9 feet.**
>
> **Being the same property conveyed to JSAE Enterprises, LLC, a Missouri limited liability company, by Warranty Deed dated November 1, 2017 from Catherine L. Picklesimer n/k/a Cathy Patricia Lee, unmarried, of record as Instrument No. 20171108-0114820, Register's Office for Davidson County, Tennessee.**
>
> This is improved property is known as: 1321 Clifton Lane, Nashville, TN 37215.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 27th day of December, 2021.

GRANTOR:

JSAE Enterprises, LLC,
a Missouri limited liability company

By: Stacy Bryant-Wimp
Its: Sole Member and Manager

STATE OF Missouri

COUNTY OF Boone

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stacy Bryant-Wimp**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member and Manager (or other officer authorized to execute the instrument) of JSAE Enterprises, LLC, the within named bargainor, a Missouri limited liability company, and that she as such Sole Member and Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member and Manager.

Witness my hand and seal, at office in Missouri, this 27th day of December, 2021.

My Commission Expires: 9/15/2025

Ellen J. Carmack
Notary Public

ELLEN J. CARMACK
Notary Public - Notary Seal
STATE OF MISSOURI
Howard County
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