Karen Johnson Davidson County
Batch# 785985 DEEDQC
01/10/2022 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220110-0002815

QUITCLAIM DEED

Address of New Owner:
Kerry McLean
1006 A Joyce Lane
Nashville, TN 37216

Send Tax Bills To:
OWNER

Map & Parcel:
061-03-0-087.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transaction is
$ -0-
Kerri Holloway
affiant

Subscribed and sworn to before me, this the 5th day of January, 2022

Kelsie Holloway
Notary Public
Commission Expires: 5-18-24

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

J2K Builders, LLC does hereby quitclaim to Kerry McLean, his Heirs and Assigns, all its rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Property located in the Eighth Councilmanic District in Nashville, Davidson County, Tennessee, being Part of Lot 8 on the Map of Bradford Heights Subdivision of record in Plat Book 1835, Page 84, Register's Office for Davidson County, Tennessee and being Parcel 87.00 on Davidson County Property Map 61-03, being more particularly described as follows:

Beginning at an Iron Rod (Old) on the southerly right-of-way of Joyce Lane (50' Right-of-Way), being the northeast corner of the property conveyed to Jennifer J. Hull of record in Instrument No. 20031016-0153329, Register's Office for Davidson County, Tennessee.

Thence, following Joyce Lane with a curve to the left having a central angle of 01 Degrees 40 Minutes 42 Seconds, a radius of 1025.38 Feet, an arc length of 30.03 Feet and a chord bearing and length South 83 Degrees 50 Minutes 01 Seconds East, 30.03 Feet to a Concrete Monument (Old);

Thence, South 82 Degrees 59 Minutes 03 Seconds East, 14.99 Feet to an Iron Rod (New);

Thence, leaving said Joyce Lane, South 06 Degrees 51 Minutes 33 Seconds East, 160.19 Feet to an Iron Rod (New) on the northerly boundary of the property conveyed to Jennette R. Frohman of record in Instrument No. 20150731-0075692, Register's Office for Davidson County, Tennessee;

Thence, following the northerly boundary of said Frohman property and continuing with the northerly boundary of the property conveyed to Robert W. Sturdivant, Et Ux of record in Deed Book 6057, Page 988, Register's Office for Davidson County, Tennessee, North 84 Degrees 54 Minutes 38 Seconds West, 45.00 Feet to an Iron Rod (New);

Thence, leaving the northerly boundary of said Sturdivant property, North 06 Degrees 50 Minutes 47 Seconds East, 161.25 to the Point of Beginning.

Containing 7,233 square feet or 0.17 acres.

This is improved property known as: 1006 A Joyce Lane Nashville, TN 37216

Witness my hand this the 5 day of January, 2022.

J2K Builders, LLC

Lori Holloway

By: Lori Holloway, Authorized Agent

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Lori Holloway with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of J2K Builders, LLC, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of January, 2022.

Kelsie Holloway

Notary Public

Commission expires: 5/18/24

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

I, Kelsie Holloway 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 1/5/2022 (date of document).

Kelsie Holloway

Affiant Signature

1/5/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of January, 2022

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/26/23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY