Karen Johnson Davidson County
Batch# 815535 DEEDQC
03/04/2022 11:10:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220304-0024976

2200590TN/RTC

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CHARLES RUSSELL
JOHN LUPO
ANTHONY KEMP
512 TERHUNE LN.
CARMEL, IN 46032

MAIL TO: RAVENSWOOD TITLE COMPANY, LLC 320 W OHIO ST. #3E CHICAGO, IL 60654

OWNER (SEND TAX BILLS TO):

CHARLES RUSSELL
JOHN LUPO
ANTHONY KEMP
512 TERHUNE LN.
CARMEL, IN 46032

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JTC, LLC, a Tennessee Limited Liability Company (herein, "Grantor"), whose address is 920 Rodney Dr., Nashville, TN 37205, hereby bargains, sells, remises, releases, quit claims and conveys to CHARLES RUSSELL, a married man, whose address is 512 Terhune Ln., Carmel, IN 46032, JOHN LUPO, a married man, whose address is 4629 Shys Hill Rd., Nashville, TN 37215, and ANTHONY KEMP, a married man, whose address is 920 Rodney Dr., Nashville, TN 37205, as joint tenants with right of survivorship (together herein, "Grantee"), all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 208 Myrtle Street Unit D, Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 082120V00100CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 10th day of February, 2022.

GRANTOR:

JTC, LLC, a Tennessee limited liability company

By: Charles Russell
Printed Name: Charles Russell
Title: Member

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is a Member of JTC, LLC, a Tennessee limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2022.

[Affix Notary Seal]

Courtney McCarty
ID NUMBER
13199207-6
COMMISSION EXPIRES
April 26, 2023

Courtney McCarty
SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/26/2023

Notary Public, State of Texas

Notarized online using audio-video communication

GRANTOR:

JTC, LLC, a Tennessee limited liability company

By: John Lupo
Printed Name: John Lupo
Title: Member

STATE OF Florida
COUNTY OF Saint Johns

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Lupo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is a Member of JTC, LLC, a Tennessee limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Identification(s) verified using California driver license(s).

Witness my hand and official seal this 10th day of February, 2022.

[Affix Notary Seal]

JACLYN CARIVEAU
Notary Public - State of Florida
Commission # GG978765
Expires on April 14, 2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/14/2024

Notarized online using audio-video communication

GRANTOR:

JTC, LLC, a Tennessee limited liability company

By: Anthony Kemp
Printed Name: Anthony Kemp
Title: Member

STATE OF Florida
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anthony Kemp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is a Member of JTC, LLC, a Tennessee limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2022.

[Affix Notary Seal]

Pamela W Matthews
SIGNATURE OF NOTARY PUBLIC
My commission expires: 06/02/2023

PAMELA W. MATTHEWS
Notary Public - State of Florida
Commission #GG 340732
Expires on June 2, 2023

Notarized online using audio-video communication

OATH OF CONSIDERATION

STATE OF Texas
COUNTY OF Bexar

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Charles Russell
CHARLES RUSSELL

Subscribed and sworn to under oath before me, this 10th day of February, 2022 by CHARLES RUSSELL.

NOTARY PUBLIC STATE OF TEXAS
Courtney McCarty
ID NUMBER
13199207-6
COMMISSION EXPIRES
April 26, 2023

Courtney McCarty
SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/26/2023
Notary Public, State of Texas
Notarized online using audio-video communication

Grantee:

Grantee signature: John Lupo
JOHN LUPO

Florida
Saint Johns

Subscribed and sworn to under oath before me, this 10th day of February, 2022 by JOHN LUPO. Identification(s) verified using California driver license(s).

NOTARY PUBLIC STATE OF FLORIDA
JACLYN CARIVEAU
Notary Public - State of Florida
Commission # GG978765
Expires on April 14, 2024

Jaclyn C.
SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/14/2024
Notarized online using audio-video communication

Grantee:

Grantee signature: Anthony Kemp
ANTHONY KEMP

Subscribed and sworn to under oath before me, this 10th day of February, 2022 by ANTHONY KEMP.

NOTARY PUBLIC STATE OF FLORIDA
PAMELA W. MATTHEWS
Notary Public - State of Florida
Commission #GG 340732
Expires on June 2, 2023

Pamela W Matthews
SIGNATURE OF NOTARY PUBLIC
My commission expires: 06/02/2023
Notarized online using audio-video communication

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

UNIT A OF THE 208 MYRTLE STREET TOWNHOMES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 208 MYRTLE STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AND NO GENERAL COMMON ELEMENTS OF RECORD IN INSTRUMENT NO. 201712290132509 AS AMENDED AS INSTRUMENT #201901170005041 AND INSTRUMENT #201901290008621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20190227-0017753 on February 27, 2019.

PIN NO: 082120V00100CO

STREET ADDRESS:

208 Myrtle Street Unit D, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Alex Williams, 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 2/10/22 (date of document).

Alex Williams

Affiant Signature

2/10/22

Date

State of ILLINOIS
County of COOK

Sworn to and subscribed before me this 2/10/22

Joan Lowery

Notary's Signature

MY COMMISSION EXPIRES: 12/28/22

Notary's Seal (if on paper)

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22