QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of February, 2022.

Notary Public

Commission Expires 01-10-2023

(Affix Seal)

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 817815 DEEDQC
03/08/2022 03:23:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220308-0026572

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Numbers:	
Jones Construction, LLC 3732 Moss Rose Drive Nashville, TN 37216	Owner	163160C32500CO 163160C32600CO 163160C32700CO 163160C32800CO 163160C32900CO 163160C33000CO 163160C33100CO	163160C33200CO 163160C33300CO 163160C33400CO 163160C33500CO 163160C33600CO 163160C33700CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **J CORE PROPERTIES, LLC, a Tennessee Limited Liability Company** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **JONES CONSTRUCTION, LLC, a Tennessee Limited Liability Company** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, and 337 of Phase 3-B of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; Instrument No. 20170612-0058618, and Instrument No. 20200828-0098062 (which adds Phase 3-B, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 3-B) and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Grantor herein by J2K Builders, LLC, a Tennessee Limited Liability Company, by Deed of record in Instrument No. 20181210-0120137, in the Register's Office for Davidson County, Tennessee.

This is **improved** property with addresses as shown below:

Unit #	Parcel ID Number	Street Address
325	163160C32500CO	2426 Danilynn Drive, Antioch TN 37013
326	163160C32600CO	2424 Danilynn Drive, Antioch TN 37013
327	163160C32700CO	2422 Danilynn Drive, Antioch TN 37013
328	163160C32800CO	2420 Danilynn Drive, Antioch TN 37013
329	163160C32900CO	2418 Danilynn Drive, Antioch TN 37013
330	163160C33000CO	2416 Danilynn Drive, Antioch TN 37013
331	163160C33100CO	2414 Danilynn Drive, Antioch TN 37013
332	163160C33200CO	2410 Danilynn Drive, Antioch TN 37013
333	163160C33300CO	2408 Danilynn Drive, Antioch TN 37013
334	163160C33400CO	2406 Danilynn Drive, Antioch TN 37013
335	163160C33500CO	2404 Danilynn Drive, Antioch TN 37013
336	163160C33600CO	2402 Danilynn Drive, Antioch TN 37013
337	163160C33700CO	2400 Danilynn Drive, Antioch TN 37013

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of February, 2022.

AMY JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

J CORE PROPERTIES, LLC, a Tennessee Limited Liability Company, Grantor

By: _____
H. Jason Phillips, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named H. Jason Phillips, with who I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be Chief Manager of J CORE PROPERTIES, LLC, a Tennessee Limited Liability company, the within named bargainor, and in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did for and on behalf of said bargainor, as its Chief Manager, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2022.

Commission Expires: May 5th, 2025

_____
NOTARY PUBLIC

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 25th day of February, 2022.

_____ 02/25/2022
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 25th day of February, 2022.

_____
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023