Karen Johnson Davidson County
Batch# 848479 DEEDQC
04/29/2022 02:15:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220429-0050189

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29 day of April, 2022. Notary Public My Commission Expires:

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Feb. 26, 2025

QUITCLAIM DEED

Address New Owner: Ox Bear & Hawk Capital, LLP & JBT Construction, LLC 4012 Estes Road Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 116-16-0-085.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **4012 Estes Rd, LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ox Bear & Hawk, LLP and JBT Construction, LLC, a Tennessee limited liability company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Part 1 - Wallace Subdivision of record in Plat Book 1424, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 4012 Estes Rd, LLC, a Tennessee limited liability company by Quit Claim deed from JBT Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20210504-0059454 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 04, 2021.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of April, 2022.

4012 Estes Rd., LLC, a Tennessee limited liability company

By: Clayton B. Tate
Chief Executive Manager

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Clayton B. Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Manager (or other officer authorized to execute the instrument) of 4012 Estes Rd., LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Executive Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Chief Executive Manager.

Witness my hand and official seal at office, this 29 day of April, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026