Karen Johnson Davidson County
Batch# 868659 DEEDQC
06/08/2022 11:26:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220608-0065537

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

File No.: TN2115258

QUITCLAIM DEED

KYLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 2022

Kyle Smith
NOTARY PUBLIC

My commission expires: 09/08/2025

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JSI Properties, LLC 9959 Poplar Coomb Lane Bon Aqua, TN 37025	JSI Properties, LLC, 9959 Poplar Coomb Lane Bon Aqua, TN 37025	082140A05500CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Joseph Jenkins, married, Jordan Simpkins, unmarried and Karen Irving, unmarried,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all our right, title and interest unto **JSI Properties LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1010 of Riverfront Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Riverfront Condominiums of record in Instrument Number 20051221-0153160, as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed of record in Instrument No. 20051221-0153160 as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640 Register's Office for Davidson County, Tennessee for a complete identification and description of such Unit.

Being the same property conveyed to **Joseph Jenkins, married, Jordan Simpkins, unmarried and Karen Irving, unmarried by** Quit Claim Deed from JSI Properties, LLC, a Tennessee limited liability company dated March 5, 2021 and of record in Instrument No. 20120317-0035386 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to JSI Properties, LLC, a Tennessee limited liability company from Joseph Jenkins, married and Jordan Simpkins(inadvertently referred to as Jenkins), unmarried, and Karen Irving, unmarried, as tenants in common with the right of survivorship, by Quitclaim Deed dated 08/14/2019 and recorded 08/15/2019 in Instrument No. 20190815-0081705, and Corrected by Scrivener's Affidavit of record in Instrument No. 20190816-0082121, Register's Office of said County.

Being the same property conveyed to Joseph Jenkins, married, and Jordan Simpkins, unmarried and Karen Irving, unmarried, as tenants in common with the right of survivorship from Karen Long, Trustee, of the 2009 Long Living Trust UAD March 23, 2009, by Warranty Deed dated 08/06/2019 and recorded 08/08/2019 in Instrument No. 20190808-0079176, Register's Office of said County.

WITNESS OUR HAND, this 26 DAY OF March, 2022

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Joseph Jenkins

Jordan Simpkins

Karen Irving

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Joseph Jenkins, Jordan Simpkins and Karen Irving, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 26th DAY OF March, 2022.

KYLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Kyle Smith
Printed Notary Name

My commission expires: 09/09/2025