QUITCLAIM DEED

DM-EXP-22-1309

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 8th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 10/03/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow LLC
2012 21st Ave South
Nashville TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JMTN Properties LLC	new owner	
(NAME)	(NAME)	**117 12 2H 002.00**
1831 12th Ave. S., Ste. 109		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-5405		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cal Max Properties, LP, a California Limited Partnership,** hereinafter called the Grantor(s), ~~has/have bargained and sold, and by these presents do/does transfer and convey unto~~ **JMTN Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 1307 Clifton Lane Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1307 Clifton Lane Homes, a Horizontal Property Regime, of record in Instrument No. 20210208-0017871, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Cal Max Properties, LP, a California Limited Partnership, by Warranty Deed from Gary W. Pollock and Kathy G. Pollock Trustees of The Pollack Revocable Living Trust dated February 24th, 2017, of record in Instrument No. 20210119-0008137, in the Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 19, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1309 Clifton Ln, Nashville, Tennessee 37215**.

Karen Johnson Davidson County
Batch# 893581 **DEEDQC**
07/25/2022 02:57:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220725-0084892

*BY THESE PRESENTS DO/DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**ALL GRANTOR(S) RIGHT, TITLE AND INTEREST IN AND TO

Witness my/our hand(s) this the 8th day of July, 2022.

Cal Max Properties, LP

BY: John J Maxwell
Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John J Maxwell, signing for Cal Max Properties, LP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Cal Max Properties, LP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 8th day of July, 2022.

Notary Public

My Commission Expires:

NICOLE MCMASTERS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212