Karen Johnson Davidson County
Batch# 894466 DEEDQC
07/27/2022 10:22:10 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20220727-0085638

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $80,000.00

William A. Ryan
Affiant

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me
This 22nd day of July, 2022.

Sarah E. Jones
Notary Public

My Commission Expires: 11/13/25

Address New Owner as:	Tax Bill To:	Map / Parcel
JSA, LLC **1725 21st Avenue North,** **Nashville, Tennessee 37208**	New Owner	Map 81.11 Parcel 040.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Howard Lee, Jr.** (hereinafter referred to as the "Grantor") does hereby quitclaim and convey unto **JSA, LLC** (hereinafter referred to as the "Grantee"), 25% of his undivided interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 281 on the Map of J. M., T. J., and G. W. Harding's Plan of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 281 fronts 50 on the west side of 21st Avenue North and extends back between parallel lines 158 fee to an alley.

Being the property conveyed to Howard Lee and wife, Josephine Crowder Lee by from Leo D. Brown, unmarried, of record in Book 2151, page 157, said Register's Office for Davidson County, Tennessee. Howard Lee has since and upon his death, title was vested in Josephine Crowder Lee as the sole surviving tenant by the entirety. Josephine Lee has since died on February 8, 2018, and her interest to the property passed at the death of Josephine Crowder Lee to her children, Howard Lee, Jr., Kenneth Wayne Lee, Brenda Joyce Williamson, Sharon Lee Farmer, as her only heirs at law. An Affidavit of Heirship can be referenced in Instrument No. 20190517-0046654, Register's office for Davidson County, Tennessee recorded on May 17, 2019.

Kenneth Lee conveyed his interest in the property to Brenda Joyce Williamson and Sharon Lee Farmer of record in Instrument No. 20220110-0002969, said Register's Office for Davidson County, Tennessee, recorded on January 10th, 2022.

Sharon Lee Farmer conveyed 1/8th of her undivided interest to Howard Lee, Jr. by Quitclaim Deed of record in Instrument Number 20220607-0064922, Register's office of Davidson County, Tennessee.

Grantor is conveying only a portion of the interest to the Grantee.

This is improved real property located at 1725 21st Avenue North, Nashville, Tennessee 37208.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 22nd day of JULY, 2022

Howard Lee, Jr.

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Howard Lee, Jr.** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2022.

My Commission Expires: 11/03/25

Sarah E. Jones
Notary Public

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY