This instrument was prepared by:
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Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 895921 DEEDQC
07/29/2022 10:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220729-0086539

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
JGP Achiever Infill, LLC 4205 Hillsboro Pike, Suite 304 Nashville, TN 37215	[SAME]	083123A00100CO 083123A00200CO 08312002800 10513032000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ACHIEVER DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **JGP ACHIEVER INFILL, LLC**, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 29th day of July, 2022.

NOTARY PUBLIC
My Commission Expires: 5/5/25

BENJAMIN HUNTER SOUTHARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 29th day of July, 2022.

GRANTOR:

ACHIEVER DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
Name: John Gray Palmer III
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Gray Palmer III, 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 President of Achiever Development, LLC, a Tennessee limited liability company, the within named bargainor ("Grantor"), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself as the President of Grantor.

Witness my hand and seal, at Office, as of the 29th day of July, 2022.

_____
Notary Public

My Commission Expires: 5/5/25

BENJAMIN HUNTER SOUTHARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

2427 A Chapman Drive, Nashville, Tennessee 37206 (083123A00200CO):

Land in Davidson County, Tennessee, being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for 2427 Chapman Drive, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20220518-0057545, Register's Office for Davidson County, Tennessee, as amended by First Amendment to the Declaration of Covenants, Conditions and Restrictions for 2427 Chapman Drive, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20220617-0069472, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Linda D. Hollars, Trustee of the Phelps Trust dated March 16, 2017, to Achiever Development, LLC, a Tennessee limited liability company, recorded in Instrument No. 20220222-00198844, Register's Office for Davidson County, Tennessee.

2427 B Chapman Drive, Nashville, Tennessee 37206 (083123A00100CO):

Land in Davidson County, Tennessee, being Unit B, as established by Declaration of Covenants, Conditions and Restrictions for 2427 Chapman Drive, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20220518-0057545, Register's Office for Davidson County, Tennessee, as amended by First Amendment to the Declaration of Covenants, Conditions and Restrictions for 2427 Chapman Drive, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20220617-0069472, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Linda D. Hollars, Trustee of the Phelps Trust dated March 16, 2017, to Achiever Development, LLC, a Tennessee limited liability company, recorded in Instrument No. 20220222-00198844, Register's Office for Davidson County, Tennessee.

2414 Barclay Drive, Nashville, Tennessee 37206 (08312002800):

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, 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 by Warranty Deed from Feroz Mohammad and John Wenger, husband and husband, to Achiever Development, LLC, a Tennessee limited liability company, recorded in Instrument No. 20220701-0076839, Register's Office for Davidson County, Tennessee.

918 Bradford Avenue, Nashville, Tennessee 37206 (10513032000):

Land In Davidson County, Tennessee, being Lot No. 24 on the Map of Waldkirch, a Subdivision of Lot Nos. 8 & 9 In W.l.B. Lawrence Plan, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the northerly side of Caroline Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed by Warranty Deed from Maxwell Holdings, LLC, a Tennessee limited liability company, to Achiever Development, LLC, a Tennessee limited liability company, recorded in Instrument No. 20220302-0023764, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Kelly L. Worman, 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 July 29, 2022.

Kelly L. Worman

Date: July 29, 2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of July, 2022.

Notary's Signature

My Commission Expires: 9/5/25

Notary's Seal

