QUITCLAIM DEED

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 26 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

J-JJ-22-13

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jarel D. Jackson and JAC Investment Homes LLC	**New Owner**	
(NAME)	(NAME)	**105-04-0-196.00**
818 Rolling Creek Dr,		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **JAREL D. JACKSON AND WIFE, ~~HARIET~~ HARRIET S. JACKSON, WITH A 50% UNDIVIDED INTEREST AND JAC INVESTMENT HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAREL D. JACKSON, A MARRIED MAN, WITH A 50% UNDIVIDED INTEREST AND JAC INVESTMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: to-wit:

Being certain property in Davidson County, Tennessee, located at 13 Garden Street, being part of Lot No. 49 Trimble Addition, being 25 X 120 in size, Field Book No. 14W 21405, Map 105-4, Parcel 196, of record in the Tax Assessor's Office, Davidson County, Tennessee.

Being the same property conveyed to Jarel D. Jackson, married by Warranty deed from Quintez Cortner and Frederick McAdoo of record in Instrument No. 20220505-0052091 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 05, 2022.

NOTE: Michael Q. McAdoo having since died, intestate on November 12, 2001 leaving Qutintez Cortner as his heir at Law as noted in Affidavits of Heirship of record in Instrument No:20220505-0052087 and 20220505-0052088, Register's office for Davidson county, Tennessee.

Being the same property conveyed to Jarel D. Jackson and wife, Harriet S. Jackson, with a 50% undivided interest and Jac Investment Homes LLC, a Tennessee limited liability company, with a 50% undivided interest by Quitclaim deed from Jarel D. Jackson and wife, Harriet S. Jackson of record in Instrument No. 20220505-0052093 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 05, 2022.

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: **13 Garden Street, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 27th day of July, 2022.

Karen Johnson Davidson County
Batch# 901206 **DEEDQC**
08/09/2022 02:41:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220809-0090638

Jarel D. Jackson

Harriet S. Jackson

JAC Investment Homes LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JAC INVESTMENT HOMES LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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