Karen Johnson Davidson County
Batch# 904528 DEEDQC
08/17/2022 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220817-0093370

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax or legal consequences. Williamson County Escrow & Title, Inc. shall not be responsible for any matter that could have been resolved by a full and complete title examination and related counsel.

JAMSHID MOHEBBI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE) COUNTY OF Davidson) I hereby swear or affirm that the actual consideration for this transfer, is Zero Dollars ($0.00). Affiant Subscribed and sworn to before me, on this 16th day of August, 2022. Notary Public My commission expires: 01-03-23

This Instrument Was Prepared By:
Williamson County Escrow & Title, Inc.
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number(s)
Music City West, LLC	SAME AS NEW OWNER	103-01-0-133.00
332 Lellyett Street		
Nashville, Tennessee 37209		

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, receipt and legal sufficiency of which are hereby acknowledged, **JJP, LLC**, a Tennessee limited liability company, "Grantor" does hereby convey, devise, grant and quitclaim unto **Music City West, LLC**, a Tennessee limited liability company, "Grantee", its successors, and assigns forever, any and all of Grantor's right, title and interest in and to the following described real property located in the Davidson County, Tennessee, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by this reference.

This is ( ) unimproved (X) improved property with an address of 408 American Drive, Nashville, Tennessee 37209.

SIGNATURE PAGE TO QUITCLAIM DEED

WITNESS our hands on this the 16TH day of August, 2022.

JJP, LLC,
a Tennessee limited liability company

By: _____
Name: Peyman Behrouzi
Its: Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peyman Behrouzi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the Manager of JJP, LLC, a Tennessee limited liability company, and that as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand, at office, on this 16th day of August, 2022.

_____
NOTARY PUBLIC

JAMSHID MOHEBBI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01-03-23

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the plan of A Revision of Lot

3 of Charlotte Park Commercial Area, of record in Plat Book 8250, Page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JJP, LLC, a Tennessee limited liability company, by Warranty Deed from Two Dogs Development, LLC, a Wyoming limited liability company of record in Instrument No. 20220401-0037892, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Deirdriu Coffman, 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 August 16 2022 (date of document).

Deirdriu Coffman
Affiant Signature

August 16, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

