Karen Johnson Davidson County
Batch# 905003 DEEDQC
08/18/2022 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220818-0093634

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James Bruce Jones Jr.** ("Grantor"), unmarried , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **SunFace Properties, LLC,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Six, West Meade Estates of record in Plat Book 3300, Page 76, 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 to James Bruce Jones, Jr., by virtue of that certain Warranty Deed dated January 14, 2022, and being of record at Instrument No. 20220126-0009528 in the Register's Office of Davidson County, Tennessee.

For information purposes only: 609 Clematis Dr., Nashville, TN, 37205

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 9th day of **August, 2022.**

James Bruce Jones Jr.

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, a Notary Public in and for said state and county, **James Bruce Jones Jr.**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of **August, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/18/24

KESHA R WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

For recording information only

STATE OF Tennessee
COUNTY OF Shelby

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 9th day of **August, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/18/24

KESHA R WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS:	**609 Clematis Dr.** **Nashville, TN 37205**
TAX PARCEL NO.:	**115-06-0-094.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**SunFace Properties, LLC** 449 Monroe Ave #103 Memphis, TN 38103
MAIL TAX BILLS TO:	**SunFace Properties, LLC** 449 Monroe Ave #103 Memphis, TN 38103

Certificate of Authenticity

I, Holly A. Mason, 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 9, 2022.

Affiant Signature

8/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of August, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY