Karen Johnson Davidson County
Batch# 906570 DEEDQC
08/23/2022 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220823-0094999

QUITCLAIM DEED

Address of New Owner:
J2K Builders, LLC
319 Plus Park Blvd. #200
Nashville, TN 37217

Send Tax Bills To:
OWNER

Map & Parcel:
105-03-0-091.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transaction is
$ -0-
Jim McLean Sr
affiant
Subscribed and sworn to before me, this the 19th day of August, 2022

Sue Parrish
Notary Public
Commission Expires: Jan. 8, 2024

SUE PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Jim McLean, Sr. do hereby quitclaim to J2K Builders, LLC, its successors and assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Phillip Mallory Lands, of record in Minute Book F, Page 324, of the County Court for said County, and also being part of Lot No. 18, Plan of John Nelson, as of record in Deed Book 2, Page 182, Register's Office for said County and being described as follows:

Being the northeast part of Lot No. 5 on the Plan of Phillip Mallory Lands, as of record in Minute Book F, Page 324, of the County Court for said County. Said part of said lot fronts 31.5 feet on the westerly side of 2nd Avenue, South and runs back between lines, 89.5 feet more or less on the southerly line and 88 feet more or less on the northerly line, along the southerly margin of Mallory Street, to a dead line in the rear, measuring 50.5 feet more or less, thereon. Being the same property conveyed to Marvin Powell, a 1/2 interest and Willie Powell, a 1/2 interest, by deed from Bruce Griffith, Jr. and wife, as of record in Book 1304, Page 104, said Register's Office.

Being the same property conveyed to Jim McLean, Sr. by deed of record in Instrument No. 20220215-0017171, said Register's Office.

This is improved property known as: 1101 2nd Avenue South, Nashville, TN 37210

Witness my hand this the 19th day of August, 2022.

Jim McLean Sr
Jim McLean, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim McLean, Sr. 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 this 19th day of August, 2022.

Sue Parrish
Notary Public

Commission expires: January 8, 2024

SUE PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kelsie Holloway 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 8/19/2022 (date of document).

Kelsie Holloway

Affiant Signature

8/22/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of August, 2022.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY