This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 24th day of August, 2022.

Notary Public

My Commission expires: 1.3.23

Leslie Walsh Notary State of Tennessee Notary Public Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
JA+2 **1019 Whites Creek Pike** **Nashville, TN 37207**	**JA+2** **1019 Whites Creek Pike** **Nashville, TN 37207**	**083-07-0-138.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Jarred McNeal, a married man, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto JA+2, a Tennessee general partnership, and its successors and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12, of Block "B" on the Plan of Tillman Subdivision, Part 1 of record in Plat Book 1130, Page 29, 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 Jarred McNeal, a married man by Quitclaim Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170124-0007777 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 24, 2017.
>
> This is improved property municipally known as 704 Powers Avenue, Nashville, Tennessee 37206.

AND NOW, the undersigned, does hereby quitclaim and convey unto JA+2, a Tennessee general partnership, all of his interest in the property hereinabove described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 908474 **DEEDQC**
08/26/2022 08:54:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220826-0096330

WITNESS my hand this 24 day of August, 2022

Jarred McNeal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Jarred McNeal, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2022.

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My commission expires: 1.3.23

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.