Karen Johnson Davidson County
Batch# 908476 DEEDQC
08/26/2022 08:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220826-0096333

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

LeShie Walsh 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 37208

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number(s)
JA+2 **1019 Whites Creek Pike** **Nashville, TN 37207**	**JA+2** **1019 Whites Creek Pike** **Nashville, TN 37207**	**083 03 2H 001.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Prime Nashville, LLC, a Tennessee Limited Liability Company, 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, its 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 Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1406 Riverside Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200814-0091159, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Warranty Deed from JDF Premium Investments, LLC, a Georgia Limited Liability Company, of record in Instrument No. 20190502-0041240, Register's Office for Davidson County, dated April 12, 2019 and recorded on May 02, 2019.
>
> This is improved property municipally known as 1406 A Riverside Drive, Nashville, TN 37206.

AND NOW, the undersigned, does hereby quitclaim and convey unto JA+2, a Tennessee general partnership, all of its 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.

WITNESS my hand this 24 day of August, 2022.

Prime Nashville, LLC

By: _____
Jarred McNeal, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Jarred McNeal, Managing Member of Prime Nashville, LLC, 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.