Karen Johnson Davidson County
Batch# 915262 DEEDQC
09/12/2022 11:11:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220912-0101697

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNES
COUNTY OF WILLI

THE ACTUAL CONSIDER
WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF August, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2026

ADDRESS NEW OWNER(S) AS FOLLOWS:
JWG Properties LLC
9401 Atherton Court
Brentwood, TN 37027

SEND TAX BILLS TO:
JWG Properties LLC
Attn: James Grundberg
9401 Atherton Court
Brentwood, TN 37027

MAP – PARCEL NUMBERS
092-04-0-281.00

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, James Grundberg, do hereby remise, release and quitclaim unto JWG Properties LLC, a Tennessee limited liability company, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of C. M. Holts Plan of record in Plat Book 21, Page 33, 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 Grundberg by Warranty Deed dated July 29, 2021 from Janet Sterchi and Lydia Armistead, of record as Instrument No. 20210804-0104773, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 904 11th Avenue, Nashville, TN 37208.

WITNESS my hand this 31 day of August, 2022.

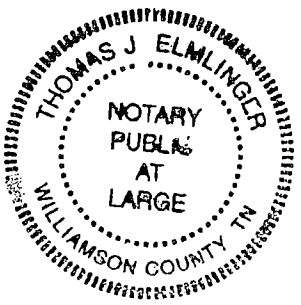
James Grundberg

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named James Grundberg, the bargainor, 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 seal at Brentwood, TN, this 31 day of August, 2022.



Notary Public

My Commission Expires: 5-6-2026

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.