Karen Johnson Davidson County
Batch# 936242 DEEDQC
11/01/2022 10:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221101-0117816

Name and Address of New Owner:
Jujubee Enterprises, LLC
45644 Camino Rubi
Temecula, CA 92592

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 91 15 41.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JJB Enterprises, LLC, a Tennessee Limited Liability Company,** "the Grantors," convey and quitclaim any interest they have unto **Jujubee Enterprises, LLC, a Tennessee Limited Liability Company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF FINAL SUBDIVISION PLAN RE-SUBDIVISION OF H.C. TINNELL SUB AND HAZEL ALLEN PROPERTY OF REDCORD IN PLAT BOOK 7900, PAGE 850, 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 JJB ENTERPRISES, LLC BY QUIT CLAIM DEED FROM CODY THOMAS ATTERBURY AND PAIGE KATHERINE HILL, TENANTS IN COMMON RECORDED ON AUGUST 27, 2021 AND OF RECORD IN INSTRUMENT NO. 20210827-0116210, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CODY THOMAS ATTERBURY AND PAIGE KATHERINE HILL, TENATS IN COMMON BY WARRANTY DEED FROM JANE MCNAMARA AND JAMES H. KASPER, RECORDED JULY 28, 2021 AND OF RECORD IN INSTRUMENT NO. 20210728-0101498, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JANE MCNAMARA AND JAMES H. KASPER BY AFFIDAVIT OF HEIRSHIP FROM KIRSTEN MARIE KASPER, DECEASED, RECORDED ON JUNE 16, 2021, OF RECORD IN INSTRUMENT NO. 202106160081435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO KIRSTEN KASPER, A SINGLE WOMAN, BY WARRANTY DEED FROM EKA T. DARVILL AND KIM BARNABAS, HUSBAND AND WIFE, RECORDED ON JUNE 15, 2020, OF RECORD IN INSTRUMENT NO. 202006150060838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 331 53RD. AVE. N., NASHVILLE, TN 37209.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the __ day of October, 2022.

_____(SEAL)
Paige Katherine Hill

_____(SEAL)
Cody Thomas Atterbury

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Paige Katherine Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of October, 2022.

Sharon Fernandez
Notary Public
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF CALIFORNIA)
)
COUNTY OF)

Personally appeared before me, a Notary Public in and for said State and County, Cody Thomas Atterbury, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ___ day of October, 2022.

_____
Notary Public
My commission expires: _____

NOTARIZED CERTIFICATE ATTACHED

202211010117816

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 10/31/2022 (Date) before me, Sophia Forbus, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Cody Thomas Atterbury (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SOPHIA FORBUS
Notary Public - California
Riverside County
Commission # 2301444
My Comm. Expires Aug 15, 2023

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed
Document Date: 10/31/2022 Number of Pages: 3
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Cody Thomas Atterbury	Signer's Name: N/A
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
__ day of October, 2021.

Notary Public
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File # 2021-3027

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/31/22 (date of document).

Regina Sullo
Affiant Signature

11/1/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of November, 2022

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

