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 TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

Joseph Pugliese
AFFIANT

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF October, 2022.

Thomas J Elmlinger
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2026

ADDRESS NEW OWNER(S) AS FOLLOWS:
246 Blackman Road LLC
ATTN: Joseph Pugliese
1611 Valle Verde Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
same

MAP – PARCEL NUMBERS
147-06-0 047.00

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, Joseph Pugliese, do hereby remise, release and quitclaim unto 246 Blackman Road LLC, a protected series of J&H Capital 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. 57 on the Plan of Caldwell Hall, Section 1, Revised, of record in Plat Book 2900, pages 57, 58, 59, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Pugliese by Warranty Deed dated May 20, 2022 from Jenny Cruise, of record as Instrument No. 20220531-0062773, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 246 Blackman Road, Nashville, TN 37211.

WITNESS my hand this 26 day of October, 2022.

Joseph Pugliese
Joseph Pugliese

Karen Johnson Davidson County
Batch# 936751 DEEDQC
11/02/2022 08:34:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

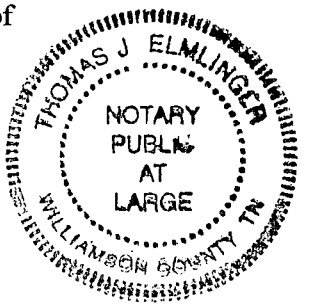
20221102-0118122

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Joseph Pugliese, 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 26 day of October, 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.