# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 936821 DEEDQC
11/02/2022 09:52:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221102-0118226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Joseph M Rudy III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Oct, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Logan E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08/11/2023
CHEATHAM COUNTY

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **JMR Investments, LLC** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **209 Woodford Pl** | | **P/O 08103012600** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Genorris Crawford ("Grantor") by these presents does herby convey, assign, and quitclaim to JMR Investments, LLC, ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for TwentyFourTen Fourteenth Avenue North a horizontal property regime with private elements, of record at Instrument No. 20221102-0118224, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Genorris Crawford by Quitclaim Deed from Winifred Mille Crawford of record at Instrument No. 20180710-0066461, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is to-be-improved property known as: 2410 B 14th Ave N, Nashville, TN 37208

PH

Witness my hand this the 27th day of October, 2022.

Genorris Crawford

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of October, 2022, before me personally appeared Genorris Crawford, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purpose therein contained.

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

Notary Public
My Commission Expires:

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

PH