This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 956480 DEEDQC
12/30/2022 09:30:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221230-0133828

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
JK Holdings, LLC	New Owner	121-00-0-084.00
2726 Couchville Pike		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Johnathan Kayne, LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **JK Holdings LLC, a Tennessee limited liability company,** the **Grantee** herein, its successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

See Attached "Exhibit A" for legal description.

This is improved real property with a mailing address of: 2726 Couchville Pike, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 29th day of December, 2022.

Johnathan Kayne, LLC
a Tennessee limited liability company

By: Johnathan K. Gillaspie
Johnathan Gillaspie, sole member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnathan Gillaspie,** 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 and who further acknowledged that they are the sole member of **Johnathan Kayne, LLC, a Tennessee limited liability company**, and are authorized by **Johnathan Kayne, LLC** to execute this instrument on its behalf.

Witness my hand and official seal this the 29 day of December, 2022.

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 29 day of December, 2022.

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____

EXHIBIT A

Being a portion of land situated in the 13th Council District of Davidson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate intersection of Couchville Pike and Pleasant Hill Road, in a easterly direction 620.9+/- feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the southeast corner of Janie L. Walker & Dorris W. Walker, of record in Deed Book 9395, Page 107, R.O.D.C., TN., in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), on the existing northerly margin of Couchville Pike, at approximate Tennessee state plane coordinate location of, N:648,263.12 E:1,781,181.55, at the southwesterly most corner of the subject property and being the point of beginning of herein described land;

thence leaving said margin with said line, North 09°36'20" East, a distance of 119.01 feet to a 5/8" iron rod set, by Dale and Associates; having a pink cap, on the southerly line of D.W. Walker & wife Janie L. Walker, of record in Deed Book 5224, Page 152, R.O.D.C., TN.;

thence with said line, South 79°37'19" East, a distance of 90.00 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence continuing with said line, North 76°00'45" East, a distance of 120.50 feet to a leaning 5/8" iron rod found, having no cap, at the northwest corner of Wesley F. Carter, of record in Deed Book 4642, Page 916, R.O.D.C., TN.;

thence with said line, South 12°35'51" West, a distance of 168.31 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap on the northerly margin of Couchville Pike;

thence with said margin, North 79°46'48" West, a distance of 191.64 feet to the point of beginning of herein described land, having an area of 25802.57 square feet or 0.59 acres more or less;

This description was taken from a Boundary & Topographic Survey, by Dale and Associates under project number 22061, dated July 22, 2022, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on July 22, 2022;

Being the same property conveyed to Joanne Westerfield, by Quitclaim Deed from Juanita W. Culbertson, dated September 23, 2015, of record in Instrument Number 20150925-0097653, R.O.D.C., TN.;

Being the same property conveyed to Johnathan Kayne, LLC, a Tennessee Limited Liability Company, by Warranty Deed from JoAnne Westerfield, an unmarried woman, dated July 26, 2022 and recorded as Instrument No. 20220727-0085570, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from JoAnne Westerfield dated July 26, 2022 and recorded as Instrument No. 20220727-0085571, Register's Office for Davidson County, Tennessee, on July 27, 2022.