QUITCLAIM DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DM-KE-23-1011A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JMTN Properties, LLC	New Owner	
(NAME)	(NAME)	**131 12 0S 001.00**
1831 12th Ave S, Ste 109		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, CAL MAX PROPERTIES, LP, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto JMTN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all 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:

A CERTAIN UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. A OF 1011 BATTERY LANE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING 1011 BATTERY LANE HOMES, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20140520-0043290, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS SET FORTH IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO CAL MAX PROPERTIES, LP, BY WARRANTY DEED FROM KRISTIN J. TANT, TRUSTEE OF THE 1011 BATTERY LANE TRUST DATED FEBRUARY 06, 2013, OF RECORD IN INSTRUMENT NO. 20210518-0066966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MAY 13, 2021 AND RECORDED ON MAY 18, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1011 A Battery Lane, Nashville, Tennessee 37220**.

Karen Johnson Davidson County
Batch# 963171 **DEEDQC**
01/20/2023 03:06:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230120-0004817

CAL MAX PROPERTIES, LP

BY: Ryan Maxwell
Ryan Maxwell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RYAN MAXWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the of CAL MAX PROPERTIES, LP, the within named bargainor, a partnership, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ~~AUTHORIZED AGENT~~.

Witness my hand and official seal, this the 19th day of Jan, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212