QUITCLAIM DEED

MAIL RECORDED DEED TO:
JTC, LLC
512 TERHUNE LN.
CARMEL, IN 46032

OWNER (SEND TAX BILLS TO):
JTC, LLC
512 TERHUNE LN.
CARMEL, IN 46032

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES RUSSELL, a married man, whose address is 512 Terhune Ln., Carmel, IN 46032, JOHN LUPO, a married man, whose address is 4629 Shys Hill Rd., Nashville, TN 37215, and ANTHONY KEMP, a married man, whose address is 920 Rodney Dr., Nashville, TN 37205, as joint tenants with rights of survivorship (together herein, "Grantor"), hereby jointly and severally bargain, sell, remise, release, quitclaim and convey to JTC, LLC, a Tennessee Limited Liability Company (herein, "Grantee"), whose address is 4629 Shys Hill Rd, Nashville, TN 37215 all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 208 Myrtle Street Unit D, Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 082120V00100CO

This Instrument Prepared By: Donald R. Russell, attorney-at-law (retired)
2028 Mystic Bay Drive
Indianapolis, IN 46240
317-501-6442

Karen Johnson Davidson County
Batch# 965916 DEEDQC
01/31/2023 08:39:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20230131-0007016

WITNESS my hand and seal this 26 day of January, 2023.

GRANTOR:

By: _____
Printed Name: Charles Russell

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged his execution and delivery of the foregoing instrument as his voluntary act and deed.

Witness my hand and official seal this 26 day of January, 2023.

[Affix Notary Seal] _____ SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/16/29

SAMANTHA RUSSELL
Notary Public, State of Indiana
Hamilton County
Commission Number NP0732438
My Commission Expires
March 16, 2029

GRANTOR:

By: _____
Printed Name: John Lupo
Title: Member

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Lupo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution and delivery of the foregoing instrument as his voluntary act and deed.

Witness my hand and official seal this 26 day of January, 2023.

[Affix Notary Seal] _____ SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/16/29

SAMANTHA RUSSELL
Notary Public, State of Indiana
Hamilton County
Commission Number NP0732438
My Commission Expires
March 16, 2029

GRANTOR:

By: _____

Printed: Anthony Kemp
Title: Member

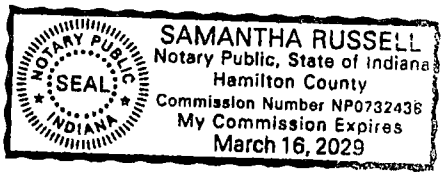
STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anthony Kemp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution and delivery of the foregoing instrument as his voluntary act and deed.

Witness my hand and official seal this 26 day of January, 2023.

[Affix Notary Seal] Samantha Russell SIGNATURE OF NOTARY PUBLIC

My commission expires: 3/16/29



OATH OF CONSIDERATION

STATE OF Indiana
COUNTY OF Hamilton

The actual consideration for this transfer is $0.00

Grantee: JTC, LLC, a Tennessee Limited Liability Company

Grantee Signature: _____
Charles Russell, Member

Subscribed and sworn to under oath before me, this 26 day of January, 2023 by CHARLES RUSSELL, Member.

[Affix Notary Seal] SIGNATURE OF NOTARY PUBLIC My commission expires: 3/16/29

SAMANTHA RUSSELL
Notary Public, State of Indiana
Hamilton County
Commission Number NP0732438
My Commission Expires
March 16, 2029

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

UNIT A OF THE 208 MYRTLE STREET TOWNHOMES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 208 MYRTLE STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AND NO GENERAL COMMON ELEMENTS OF RECORD IN INSTRUMENT NO. 201712290132509 AS AMENDED AS INSTRUMENT #201901170005041 AND INSTRUMENT #201901290008621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. ___ 20220304-0024976 on March 4, 2022.

PIN NO: 082120V00100CO

STREET ADDRESS:

208 Myrtle Street Unit D, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged