Karen Johnson Davidson County
Batch# 969505 DEEDQC
02/10/2023 01:54:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20230210-0009967

Certificate of Authenticity

I, Daniel A. Merlin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/10/2023.

Date

Affiant Signature

2/10/23
Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 10 day of February, 2023.

Notary's Signature

My Commission Expires: 9/6/2026
Date

Notary's Seal (if on paper)

DANA D CRAIG
NOTARY PUBLIC
MECKLENBURG COUNTY, NC

This instrument prepared by:	Return Recorded Document to:
Alexander Ricks PLLC 1420 E. 7th Street, Suite 100 Charlotte, NC 28204	Alexander Ricks PLLC 1420 E. 7th Street, Suite 100 Charlotte, NC 28204

New Owner:	Send Tax Bills To:	Map & Parcel:
625 Hamilton LP 1420 E. 7th Street, Suite 150 Charlotte, NC 28204	**Same**	Map/Parcel: 105-06-0-581.00

QUITCLAIM DEED

THE STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

JJD, LLC, a Tennessee limited liability company (called "Grantor"), in consideration of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid by **625 HAMILTON LP**, a Delaware limited partnership, whose address is 1420 E. 7th Street, Suite 150, Charlotte, NC 28204 (called "Grantee"), the receipt and sufficiency of which are acknowledged and confessed, has bargained, sold, remised, released and QUITCLAIMED, and by these presents does bargain, sell, remise, release and QUITCLAIMS unto Grantee, all of its right, title and interest in and to the real property in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof for all purposes, together with (i) all and singular, all of Grantor's right, title and interest in all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in any land lying in the bed of any streets, roads or avenues opened or proposed, in front of or adjoining such premises, to the center line thereof and to any unpaid awards for any taking by condemnation or any damage to the Property by reason of a changes of grade of any streets or highways, (ii) all of Grantor's right, title and interest in all improvements and buildings on such real property, and (iii) all of Grantor's right, title and interest in all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (said real property, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property").

GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE OF THE PROPERTY CONVEYED HEREUNDER.

[SIGNATURE ON FOLLOWING PAGE]

Executed as of February 9, 2023.

GRANTOR:

JJD, LLC,
a Tennessee limited liability company

By: James Murphy (SEAL)
Name: James Murphy
Title: Member

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said County and State, James H Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of **JJD, LLC**, a Tennessee limited liability company, the within named bargainor, and that he/she in such capacity, and on behalf of the said limited liability company, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself in such capacity.

Witness my hand and official seal this 9 day of February, 2023.

Notary Public

TAMMY MATHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

My Commission Expires:

3-3-2025

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

James H. Murphy
Affiant

Subscribed and sworn to before me this 9 day of February, 2023.

Notary Public

TAMMY MATHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

My Commission Expires: 3-3-2025

EXHIBIT A

PROPERTY

LAND in Davidson County, Tennessee, being described in greater detail as follows:

BEING all of that certain parcel of land identified as "Lot 2" consisting of approximately 2.13 acres as shown on that plat entitled "Hamilton 2 Lot Subdivision" prepared by Donlon Land Surveying, LLC and recorded with the Register's Office for Davidson County, Tennessee as Instrument No. PL-20211015-0138711 and being more particularly described as follows:

BEGINNING AT AN IRON PIN FOUND ON THE NORTHERN MARGIN OF MOORE AVENUE, ALSO BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE WITH SAID RIGHT-OF-WAY N82°36'50"W 601.73' TO AN IRON PIN FOUND;
THENCE LEAVING SAID RIGHT-OF-WAY N03°28'08"E 154.71' TO A POINT;
THENCE N01°05'07"E 3.91' TO A POINT; THENCE S82°42'35"E 161.03' TO A POINT;
THENCE S06°59'46"W 8.01' TO A POINT; THENCE S82°42'39"E 246.83' TO A POINT;
THENCE N06°59'46"E 8.00' TO A POINT; THENCE S82°42'45"E 44.49' TO A POINT ON THE WESTERN MARGIN OF HAGAN STREET;
THENCE WITH SAID MARGIN S07°07'51"W 11.22' TO A POINT;
THENCE WITH THE SOUTHERN MARGIN OF HAGAN STREET AND THE SOUTHERN MARGIN OF ALLEY #1806 S82°42'38"E 161.21' TO AN IRON PIN FOUND;
THENCE S07°43'45"W 148.05' TO THE POINT OF BEGINNING.
CONTAINING 92,679.85 SF 2.13 ACRES MORE OR LESS.

This parcel was obtained by the following deed: 20210716-0096058