Karen Johnson Davidson County
Batch# 979098 DEEDQC
03/10/2023 08:14:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230310-0017220

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Jeff Estepp 3616 A Westbrook Avenue Nashville, TN 37205	Same	091-11-0-203.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeff Estepp, a married man ("Grantor"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto T&J Holdings LLC, a Tennessee limited liability company ("Grantee"), and his successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No.1102 and the easterly 15 feet of Lot No. 1104, of Block 158, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1102 and pan of Lot No. 1104 front together 50 feet on the southerly side of Indiana Avenue, and run back between parallel lines, with the westerly margin of 521 Avenue North, formerly Eleventh Street, 150 feet to an alley.

Being the same property conveyed to Jeff Estepp, a married man by Warranty Deed from Deborah Steele and Connie Glass, of record in instrument #20150302-0017652, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 5201 Indiana Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, Jeff Estepp has executed this Quitclaim Deed as of the 9th day of March 2023.

Jeff Estepp

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Jeff Estepp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 8th day of March, 2023.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-14-2023

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Jeff Estepp

Sworn and subscribed to before me this 8th day of March, 2023.

Notary Public

My Commission Expires: 6-14-2023

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON