Karen Johnson Davidson County
Batch# 979098 DEEDQC
03/10/2023 08:14:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230310-0017221

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 C. Estepp 3616 A Westbrook Avenue Nashville, TN 37205	Same	091-11-0-216.00

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 C. Estepp ("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 Lots Nos. 1009, 1011, 1013 and 1015 of Block No. 157, on the Plan of No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff C. Estepp by Warranty Deed from William Ernest Sansom, of record in instrument #20221110-0120561, 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 5104 Georgia Ave, Nashville, TN 37209.

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

Jeff C. Estepp

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Jeff C. 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 C. 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