Karen Johnson Davidson County
Batch# 979098 DEEDQC
03/10/2023 08:14:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230310-0017223

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	090-12-0-312.00

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 ("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. 20, as shown on the map entitled Section One, Foundry Heights, of record in Plat Book 3600, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jeff Estepp by Warranty Deed from Stephen D. Collins, Roger Collins, and Mark D. Collins, Trustees of the Alfred R. Collins Revocable Trust, of record in instrument #20150929-0098743, 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 525 Foundry Drive, Nashville, TN 37209.

IN WITNESS WHEREOF, Jeff Estepp has executed this Quitclaim Deed as of the 8th 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.

Notary Public

My commission expires: 6-14-2023

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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