QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2023.

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

Date of Expiration: 8-20-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
JRK Capital, LLC	**New Owner**	**105 07 0K 001.00**
(NAME)	(NAME)	
8829 Edgecomb Dr.		
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 980720 DEEDQC
03/14/2023 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230314-0018522

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Evan Stuart Kaplan and Jillian Jacobs Kaplan, husband and wife,** ("Grantor") do hereby quitclaim our interest

in the below described property unto

JRK Capital, LLC, a Tennessee limited liability company ("Grantee")

Its successors and assigns, any and all interest in that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Unit A, as shown in the Declaration of Covenants, Conditions and Restrictions for Pillow Street Townhomes of record in Instrument Number 20140408-0029194, as amended in Instrument No. 20140411-0030403, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Evan Stuart Kaplan and Jillian Jacobs Kaplan, husband and wife by Warranty Deed from Rhett Douglas and Caroline Douglas, husband and wife of record as Instrument 20220713-0080337, Register's Office for Davidson County, Tennessee.

BEING improved property known as 1308A Pillow Street, Nashville, TN 37203.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.

Witness my hand this the 14 day of March, 2023.

Evan Stuart Kaplan

Jillian Jacobs Kaplan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Evan Stuart Kaplan and Jillian Jacobs Kaplan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of March, 2023.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, John W. Bishop, 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 this the 14 day of March, 2023.

Affiant Signature
Date 3/14/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of March, 2023

Notary's Signature
MY COMMISSION EXPIRES: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023