This Instrument Prepared By
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Law Office of K Brian Hay
104 W 6th Street, Ste 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1003726 DEEDQC
05/16/2023 10 36 54 AM 2 pgs
Fees $12 00 Taxes $0 00
20230516-0036511

Name and Address of New Owner.	Name and Address of Entity Responsible for Payment of Real Property Taxes
BJW Real Estate Holdings, LLC	
1211 57TH Avenue, Unit 1	Same as New Owner
Nashville, TN 37209	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1 00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Barry Joseph Ware, a(n) unmarried person** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **BJW Real Estate Holdings, LLC, a Tennessee limited liability company** *(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in Davidson County, Tennessee, to wit.

Land in Davidson County, Tennessee, being Unit No. "B" on the Plan of 5517 and 5519 Kentucky Avenue Townhomes, A horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq , as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5517 and 5519 Kentucky Ave Townhomes, Horizontal Property Regime with Private Elements, of record in Instrument No 20160329-0029359, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto Reference is hereby made to the Plan of 5517 and 5519 Kentucky Avenue Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No 20160329-0029359, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed o Barry Joseph Ware by instrument of record in Instrument No. 20220512-0054419 recorded in the Register's Office of Davidson County, Tennessee.

Tax Parcel #091-06-4A-002 00
Known as 5519 Kentucky Avenue

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of MAY, 2023.

GRANTOR.

Barry Joseph Ware

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Barry Joseph Ware**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained

Witness my hand and seal at office in the aforesaid state and county this 9th day of May, 2023

Raegan Breckenridge
Notary Public
My Commission Expires: 03/03/2025

(SEAL)

RAEGAN BRECKENRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING (TENNCARE, MEDICAID, NURSING HOME, ETC.) ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.

GRANTEE AND GRANTOR ARE STRONGLY ADVISED TO IMMEDIATELY NOTIFY AND CONFER WITH ANY EXISTING HOMEOWNERS INSURANCE COMPANY (CASUALTY, LIABILITY, ETC.) OF THE CHANGE IN OWNERSHIP OF THE HEREIN CONVEYED PROPERTY TO AVOID ANY POSSIBLE LAPSE OR TERMINATION OF COVERAGE DUE TO CHANGE IN OWNERSHIP.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $ 0.00.

Affiant

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

Raegan Breckenridge
Notary Public
My Commission Expires. 03/03/2025

(SEAL)

RAEGAN BRECKENRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON