Karen Johnson Davidson County
Batch# 1009374 DEEDQC
05/31/2023 12:30 34 PM 2 pgs
Fees $12 00 Taxes $0 00
20230531-0041013

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
JMTN Properties, LLC 1831 12th Ave. S. Suite 109 Nashville, TN 37203-5405	New Owner	117122I00100CO 117122I00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **CAL MAX PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **JMTN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPNAY,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Units A & B of 1408 Clifton Lane Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1408 Clifton Lane Homes, a Horizontal Property Regime, of record in Instrument Number 20210208-0017904, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Cal Max Properties, L.P., a California Limited Partnership by Warranty Deed from Patrick S. Boyd and Margaret Boyd, husband and wife of record in Instrument No. 20201217-0149669 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

These improved properties known as 1408A & 1408B Clifton Lane, Nashville, TN 37215

Witness my hand this 30 day of May, 2023

CAL MAX PROPERTIES, L P

A CALIFORNIA LIMITED PARTNERSHIP

BY Ryan Maxwell

RYAN MAXWELL, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ryan Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledges himself to be the Authorized Agent of Cal Max Properties, LP, a California Limited Partnership, the within named bargainor, a partnership, and that such person , executed the foregoing instrument for the purpose therein contained, by personally singing the name of the partnership as Authorized Agent.

Witness my hand and seal this 30 day of May, 2023.

Notary Public

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 30 day of May, 2023

Notary Public

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025