Karen Johnson Davidson County
Batch# 1009754 DEEDQC
06/01/2023 08:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230601-0041150

This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JGH HOLDINGS, LLC 1248 NEELY'S BEND ROAD MADISON, TN 37115	SAME	052-16-0-049.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this May 16, 2023.

Notary Public
My Commission Expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, GLENN A. HARRIS and JUDITH G. HARRIS, husband and wife, hereinafter called Grantors, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto JGH HOLDINGS, LLC, a Tennessee limited liability company, all of its right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this May 16, 2023.

BY: Glenn A. Harris
GLENN A. HARRIS

Judith G. Harris
JUDITH G. HARRIS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENN A. HARRIS and JUDITH G. HARRIS, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of May, 2023.

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

NOTARY PUBLIC

My Commission Expires: 5/27/26

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, in the 11th Civil District, described according to a survey by Hal R. Swann, Jr., Surveyor, as Tract No. 2, dated April 5, 1959, as follows:

BEGINNING at a point 324.78 feet northeast from a marker on the northeast corner of School Pass and Berwick Trail, being the southeasterly corner of Tract One (Map/Par 052-16-0-050.00); thence North 26 degrees 23 minutes East 106 feet to a point; thence North 61 degrees 38 minutes West 200 feet to a point; thence South 26 degrees 23 minutes West 106 feet to a point; thence South 61 degrees 38 minutes East 200 feet to the point of beginning.

Being the same property conveyed to GLENN A. HARRIS and JUDITH G. HARRIS, husband and wife, by Warranty Deed of record from Peggy J. Poss, unmarried, in Instrument No. 20201209-0143466, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 316 School Pass, Madison, Tennessee 37115.

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, 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 May 16. 2023 (date of document).

Signature

May 16. 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of May, 2023.

Notary Public

My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026