Karen Johnson Davidson County
Batch# 1013138 DEEDQC
06/09/2023 10 12 40 AM 2 pgs
Fees $12 00 Taxes $0 00
20230609-0043956

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNES COUNTY OF DAVI The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2023. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JMB Holdings LLC 3201 Woodlawn Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 083-03-0-272.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Curtis Taylor Stewart, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **JMB Holdings LLC, a Tennessee Limited Liability Company**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Units A and B, on the plan of Homes at 2203 Greenwood Ave, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2203 Greenwood Ave, a Horizontal Property Regime with Private Elements of record in Instrument Number 20230605-0042567, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

Being a portion of the property conveyed to Curtis Taylor Stewart, married by Warranty Deed from E. Mark Turner, married, dated July 30, 2021 and recorded on August 1, 2021 in Instrument No. 20210802-0103745, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that he is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions

and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

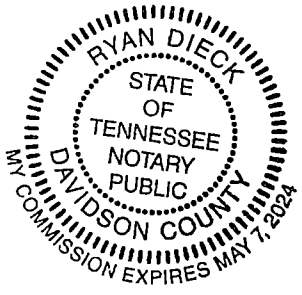
IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2023.

Curtis Taylor Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Curtis Taylor Stewart**, 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, at Office, this 8th day of June, 2023.



Notary Public

My Commission Expires: _____