Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 1st day of June 2023.

Notary Public
My commission expires: 3-3-2025

STEPHANIE TRUESDALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Corrine Stellakis 2013 Jones Circle Nashville, TN 37207	New Owner	071-08-0-130.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **JFS CO NASH LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Corrine Stellakis, an unmarried person,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Map of Joywood Heights, Section 1, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed JFS CO NASH LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated October 25, 2022 of record as Instrument No. 20221101-0117888, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **2013 Jones Circle, Nashville, TN 37207.**

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

Karen Johnson Davidson County
Batch# 1013935 DEEDQC
06/12/2023 11:59:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230612-0044543

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1st day of June, 2023.

JFS CO NASH LLC
a Tennessee limited liability company

By: JOSHUA HEIN
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joshua Hein, _____ **for JFS CO NASH LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such _____.

Witness my hand, at office, this 1st day of June, 2023.

Notary Public

My commission expires: 3-3-2025

STEPHANIE TRUESDALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025