Karen Johnson Davidson County
Batch# 1031308 DEEDQC
07/27/2023 10 01 17 AM 2 pgs
Fees $12 00 Taxes $0.00
20230727-0057913

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

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| JML Holdings, LLC<br>199 53rd Ave. N.<br>Nashville, TN 37209 | New Owner | 103-03-0-047.00 |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **SKYLINE CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **JML HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, in and to the following tracts of land in Davidson County, Tennessee described as follows:

**Land in Davidson County, Tennessee, being Part of Lot No. 11 of the Subdivision of Lots Nos. 21 and 22 Realty Savings Bank and Trust Company's Revised plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 87, in the Register's Office for Davidson County, Tennessee, as follows:**

**Beginning at the southwest corner of Idaho and 53rd Avenue, as laid out on said plan; thence southwardly along the westerly margin of 53rd Avenue, formerly 12th street as extended, 50 feet; thence westerly 123.5 feet to an abandoned right of way of the H. C. and St. L. Railway; thence northerly 50.5 feet along said abandoned right of way to a point; thence easterly 130 feet along the line between Lots Nos. 4 and 11 to the point of beginning.**

**Being the same property conveyed to Skyline Capital, LLC, a Tennessee Limited Liability Company by Quit Claim deed from Stairway Limited, LLC, a Tennessee limited liability company of record in Instrument No. 20220120-0007671 Register's Office for Davidson County, Tennessee**

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

These properties are currently known as: 199 53rd Avenue North, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of July 2023.

**Skyline Capital, LLC**
**A Tennessee limited liability company**

BY: _____, Sole Member
**Blake Lea, Sole Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared **Blake Lea**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of **Skyline Capital, LLC,** the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and seal on this 25th day of July, 2023.

_____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00.

Laura Lee
Affiant

Subscribed and sworn to before me, this the 25th day of July, 2023.

_____
Notary Public

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