File No. **0523-025**

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1032394 **DEEDQC**
07/31/2023 10:43:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230731-0058754

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 THE 15th day of June 2023.

Notary Public

MY COMMISSION EXPIRES: 03-09-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trokon Paye	SAME AS OWNER	MAP 050
(NAME) 3206 Mexico Drive	(NAME)	GROUP 14 0
(ADDRESS) Nashille, TN 37218	(ADDRESS)	PARCEL 045.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Trokon Paye and Jasmine Paye, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JLPX2, LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No 726 on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Trokon Paye, married, by Warranty Deed from 1 Public Homes, LLC, a Tennessee Limited Liability Company, dated November 10, 2022 and filed of record in Instrument No. 20221115-0121604, in the Register's Office for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

JASMINE PAYE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **3215 Doverside Drive, Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 15th day of June 2023.

Trokon Paye

Jasmine Paye

STATE OF **TENNESSEE**
COUNTY OF Davidson

Personally appeared before me, Trokon Paye and Jasmine Paye, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June 2023.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: **0523-025**

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027