QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1038156 DEEDQC
08/14/2023 03 03 52 PM 2 pgs
Fees $12 00 Taxes $0 00

20230814-0063204

J-SB-JAC-21-11

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 7 DAY OF August, 20 23

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Team Burks LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **1605 14th Ave. N,**	(NAME)	**105040W00100CO & 105040W00200CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JAC INVESTMENT HOMES LLC, A TENNESSEE LIMITED LIABILITY COMNPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TEAM BURKS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit A and Unit B, Eleven Garden Street, as shown in the Declaration of Covenants, Conditions and Restrictions for Eleven Garden Street, a Horizontal Property Regime with Private Elements of record in Instrument No 20210212-0020327, Register's Office for said County.

Being the same property conveyed to the within named Grantor by Deed as of record in Instrument No. 20210301-0025568, Register's Office for said County.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **11 Garden St, Units A&B, Nashville, Tennessee 37210**

Witness my/our hand(s) this the 7th day of August, 2023.

JAC Investment Homes LLC

By. John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JAC INVESTMENT HOMES LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 7th day of August, 2023.

Notary Public

My Commission Expires.

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212