QUITCLAIM DEED

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 21st DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WG-QCD-23-532

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Turnkey Builders LLC a Tennessee Limited Liability Company and JPP Development Group LLC a Tennessee Limited Liability Company	**Same as owner**	
(NAME)	(NAME)	**07108034500**
1406 Charlotte Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **TURNKEY BUILDERS LLC A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TURNKEY BUILDERS LLC A TENNESSEE LIMITED LIABILITY COMPANY AND JPP DEVELOPMENT GROUP 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

Being Lot No 22 on Map of Rawls Homes Corporation Subdivision, as of record in Book 1130, Page 33, Register's Office for said County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot Said Lot No 22 fronts 50 feet on the southerly said of Trinity Lane and runs back between parallel lines 184 feet to a dead line

Being the same property conveyed to Turnkey Builders LLC, a Limited Liability Company from Ella M McCord, an unmarried woman by Warranty Deed of record in Instrument Number 20220825-0096100 in the Register's Office for Davidson County, Tennessee

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 **532 East Trinity Lane, Nashville, Tennessee 37207**

Karen Johnson Davidson County
Batch# 1041944 **DEEDQC**
08/23/2023 02 36 14 PM 2 pgs
Fees $12 00 Taxes $0 00

20230823-0066026

Witness my/our hand(s) this the 21 day of August, 2023

Turnkey Builders LLC

BY Percy Baker
Percy Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PERCY BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of TURNKEY BUILDERS LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER

Witness my hand ~~and official seal~~, this the 21st day of Aug, 2023

Notary Public
My Commission Expires 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212