Karen Johnson Davidson County
Batch# 1042020 DEEDQC
08/24/2023 08:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230824-0066134

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
JDB Properties 827 Spence Enclave Ln Nashville, TN 37210	New owner	041-15-0-126.00 041-15-0-080.00 041-15-0-127.00 041-15-0-81.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Deirdre L. Bennett, Joshua Daniel Wagner, both unmarried, and Benjamin T. Cartwright, unmarried**, by these presents do hereby quitclaim and convey unto **JDB Properties LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tracts of land in **Davidson** County, Tennessee:

See Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 23rd day of August, 2023.

Affiant

My commission expires:
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of August, 2023.

Deirdre L. Bennett

Joshua Daniel Wagner

Benjamin T. Cartwright

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deirdre L. Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of August, 2023.

Haylie Hawkins
Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Daniel Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Witness my hand and seal this 23rd day of August, 2023.

Haylie Hawkins
Notary Public

My Commission Expires: 09/07/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin T. Cartwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of August, 2023.

Haylie Hawkins
Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

EXHIBIT A

Property 1:

Land in Davidson County, Tennessee, being Lot No. 18-B on the Plan of Zone Lot Division of Lots 15,18 thru 22, Bellshire Terrace, Sec. One, Phase Two, of record in Book 6900, Page 474, which amends the plat of record in Book 6250, pages 179 & 180, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deirdre L. Bennett, Joshua Daniel Wagner, both unmarried, and Benjamin T. Cartwright, unmarried, by Warranty Deed from Mark R. Thompson, Jr., and wife, Lynda L. Thompson, dated April 15, 2021, recorded April 19, 2021 in Instrument No. 20210419-0051927, Register's Office of Davidson County, Tennessee.

Being also known as 1332 Bellshire Terrace Drive, Nashville, TN 37207.

Property 2:

Land in Davidson County, Tennessee, being Lot No. 18-A on the Plan of Zone Lot Division of Lots 15, 18 thru 22, Bellshire Terrace, Sec. One, Phase Two, of record in Book 6900, Page 474, which amends the plat of record in Book 6250, pages 179 & 180, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deirdre L. Bennett, Joshua Daniel Wagner, both unmarried, and Benjamin T. Cartwright, unmarried, by Warranty Deed from Mark Thompson, and wife, Lynda Thompson, dated April 15, 2021, recorded April 19, 2021 in Instrument No. 20210419-0051943, Register's Office of Davidson County, Tennessee.

Being also known as 1334 Bellshire Terrace Drive, Nashville, TN 37207.

Property 3:

Land in Davidson County, Tennessee, being Lot No. 19-B on the Plan of Zone Lot Division of Lots 15, 18 thru 22, Bellshire Terrace, Sec. One, Phase Two, of record in Book 6900, Page 474, which amends the plat of record in Book 6250, pages 179 & 180, Register's Office for said County, to which plan reference is hereby made for a more complete description,

Being the same property conveyed to Deirdre L. Bennett, Joshua Daniel Wagner, both unmarried, and Benjamin T. Cartwright, unmarried, by Warranty Deed from Mark R. Thompson, Jr., and wife, Lynda Thompson, dated April 15, 2021, recorded April 19, 2021 in Instrument No. 20210419-0051953, Register's Office of Davidson County, Tennessee.

Being also known as 1336 Bellshire Terrace Drive, Nashville, TN 37207.

Property 4:

Land in Davidson County, Tennessee, being Lot No, 19-A on the Plan of Zone Lot Division of Lots 15, 18 thru 22, Bellshire Terrace, Sec. One, Phase Two, of record in Book 6900, Page 474, which amends the plat of record in Book 6250, pages 179 & 180, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deirdre L. Bennett, Joshua Daniel Wagner, both unmarried, and Benjamin T. Cartwright, unmarried, by Warranty Deed from Mark R. Thompson, Jr., and wife, Lynda L. Thompson, dated April 15, 2021, recorded April 19, 2021 in Instrument No. 20210419-0051964, Register's Office of Davidson County, Tennessee.

Being also known as 1338 Bellshire Terrace Drive, Nashville, TN 37207.

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 23, 2023 (date of document).

Affiant Signature

August 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023