Karen Johnson Davidson County
Batch# 1042041 DEEDQC
08/24/2023 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230824-0066157

QUITCLAIM DEED

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

WG-QCD-23-532

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 21 DAY OF August 2023

Notary Public

MY COMMISSION EXPIRES: 04/26/2027

(AFFIX SEAL)

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**.

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

I, Gabriel R. Lutz, 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 **08/21/2023** (date of document).

Affiant Signature

Date **08/21/2023**

State of New York

County of Clinton

Sworn to and subscribed before me this **21** day of **August**, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027