Karen Johnson Davidson County
Batch# 1047580 DEEDQC
09/08/2023 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230908-0070489

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jonathan Horbal 2100 Terra Drive Midland, MI 48640	New Owner	102-12-0-005

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **JH Ventures, LLC** does hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Jonathan Horbal, an unmarried man,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Horton Heights, Section X of record in Plat Book 2133, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric K. Hutton, and spouse, Allison H. Hutton by Warranty deed from Laura K. Adams, and husband, Glenn M. Adams of record in Book 11688, page 817, Register's Office for Davidson County, Tennessee, dated September 30, 1999 and recorded on October 04, 1999.

Being the same property conveyed to BFH Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20230801-0059088, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JH Ventures, LLC by Warranty Deed of record in Instrument No. 20230802-0059574, Register's Office for Davidson County, Tennessee.

Being also known as 6612 Fleetwood Drive, Nashville, TN 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 31 day of August, 2023

JH VENTURES, LLC

BY: JONATHAN HORBAL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jonathan Horbal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of JH Ventures, LLC, and that he as such Member of JH Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of JH Ventures, LLC.

Witness my hand and official seal this 31st day of August, 2023.

Commission expires:

TONI SMART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2023.

TONI SMART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Certificate of Authenticity

I, Thomas Dillehay, 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 31, 2023.

Date

Affiant Signature

August 31, 2023
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 31 day of August, 20 23.

Notary's Signature

My Commission Expires: 5-1-2025
Date

Notary's Seal (if on paper)

