QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1050626 DEEDQC
09/15/2023 01 10 28 PM 2 pgs
Fees $12 00 Taxes $0 00

20230915-0072572

AJ-QCD-23-319-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Sept, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
319 54th Avenue, LLC	**Same**	**09114024000**
(NAME)	(NAME)	
5105 Alabama Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AMY KAY MARIE CINELLI, TRUSTEE OF THE CJC HOLDINGS TRUST, DATED FEBRUARY 2, 2022 ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

319 54TH AVENUE, LLC, A SERIES OF CJC PROPERTIES SERIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS 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 LOT NO. 2 ON THE PLAN OF RE-SUBDIVISION OF GRADY ROBERTS PROPERTY OF RECORD IN PLAT BOOK 4715, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMY KAY MARIE CINELLI, TRUSTEE OF THE CJC HOLDINGS TRUST, DATED FEBRUARY 2, 2022 BY QUITCLAIM DEED FROM CHARLES CINELLI, OF RECORD IN INSTRUMENT NO. 20230915-0072571, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **319 54th Avenue North, Nashville, Tennessee, 37209.**

Witness our hands this the 7 day of Sept, 2023.

AMY KAY MARIE CINELLI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY KAY MARIE CINELLI,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as **TRUSTEE** for **THE CJC HOLDINGS TRUST, DATED FEBRUARY 2, 2022,** the within named bargainor, executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON