Karen Johnson Davidson County
Batch# 1056083 DEEDQC
10/02/2023 10 39 14 AM 3 pgs
Fees $17 00 Taxes $0 00
20231002-0077048

Prepared by
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0 00

Affiant

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 20 day of Sept, 2023.

Notary Public
My commission expires: 6-17-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Hein Properties, LLC 2013 Jones Circle Nashville, TN 37207	New Owner	071-08-0-130.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **JFS CO NASH LLC, a Tennessee limited liability company, and Corrin Hein (formerly known as Corrin Stellakis), a married woman,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Hein Properties, LLC, a Tennessee limited liability company, and Corrin Hein, a married woman,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Map of Joywood Heights, Section 1, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed JFS CO NASH LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated October 25, 2022 of record as Instrument No 20221101-0117888, Register's Office for Davidson County, Tennessee

Further, being the same property conveyed to Corrine Stellakis, an unmarried person, by Quitclaim Deed from JFS CO NASH LLC, a Tennessee limited liability company, dated June 1, 2023 of record as Instrument No. 20230612-0044543, Register's Office for Davidson County, Tennessee. Said deed was corrected by instrument of record as Instrument No. 20230810-0062080, Register's Office for Davidson County, Tennessee Said deed was recorded to correct the grantees on the previous instrument to show the grantees as JFS CO NASH LLC, a Tennessee limited liability company, and Corrin Stellakis, a married person

This property is improved property known as **2013 Jones Circle, Nashville, TN 37207.**

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A 26-2-301 or other similar statue therein

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of September, 2023.

JFS CO NASH LLC
a Tennessee limited liability company

By Joshua Hein
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joshua Hein, Member for JFS CO NASH LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Member

Witness my hand, at office, this 20th day of Sept, 2023.

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires. 6-17-2024

Corrin Hein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Corrin hein**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 20th day of Sept, 2023.

Notary Public

My commission expires. 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY