REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1064530 DEEDQC
10/24/2023 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231024-0083361

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 24 DAY OF October 2023.

NOTARY PUBLIC
COMMISSION EXPIRES:

RANDY HARDISON NOTARY PUBLIC STATE OF TENNESSEE SEAL WILLIAMSON COUNTY My Commission Expires May 16, 2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
JCDC Management Inc.
1707 Fairview Blvd.
Suite 101
Fairview, TN 37062

NEW OWNER:
JCDC Management Inc.
1707 Fairview Blvd.
Suite 101
Fairview, TN 37062

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 24 day of October, 2023 between ALEX JERKINS, Tract 1 and DAYANA JERKINS, as to Tract 2 (hereinafter referred to as "GRANTOR") and JCDC MANAGEMENT INC., a Tennessee Corporation (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Tract 1
301 Luna Dr, Nashville, Tennessee 37211
Map/Parcel: 148 02 0 056.00

Land in Davidson County, Tennessee, being Lot No. 28, on the Map of Luna Heights Subdivision Section II, as of record in Book 2900, Page 85, Register's office for Davidson County, Tennessee.

Said Lot No. 28 begins at a point in the southwesterly margin of Luna Drive at the common front corner of Lots 28 and 96; thence with the line between Lots 28 and 96 southwestwardly 152.8 feet to a concrete monument at the common rear corner of Lots 27 and 28; hence southeastwardly 158.0 feet to an iron pin in the northwestwardly with said margin 117.0 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet, thence with said curve northwestwardly 39.3 feet to a concrete monument in the southwesterly margin of Luna Drive; thence with the said margin northwestwardly 104.9 feet to the beginning.

Being the same property conveyed to Alex Jerkins, a married man from Brandon Lepere, unmarried by Warranty Deed dated October 14, 2022, and recorded on

October 17, 2022, in Instrument No. 20221017-0113142, Register's Office for Davidson, Tennessee.

Tract 2
7304 Flat Rock Ct, Fairview, Tennessee
Map/Parcel: 042E C 00600

Land in Williamson County, Tennessee, being Lot No. 163 on the Plan of Otter Creek Springs, Phase 1, Section 3-B, of record in Plat Book P78, Page 6, in the Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dayana Jerkins from Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated September 22, 2023, and recorded on September 25, 2023, in Book 9339, Page 244, Register's Office for Williamson, Tennessee.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

ALEX JERKINS

DAYANA JERKINS

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared ALEX JERKINS, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 24 day of October, 2023.

SEAL

RANDY HARDISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DAYANA JERKINS, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 24 day of October, 2023.

SEAL

RANDY HARDISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Tonya Loftin, 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 **October 24, 2023**.

Date

Tonya Loftin
Affiant Signature

October 24, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of October, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)