QUITCLAIM DEED

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 31st DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

BS-WB-23-0530

Karen Johnson Davidson County
Batch# 1067099 DEEDQC
11/01/2023 01:10:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231101-0085510

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
JPP Development Group, LLC	New Owner	
(NAME)	(NAME)	**071-08-0-344.00**
909 Thomas Ave,STE D		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JPP DEVELOPMENT GROUP, LLC AND TURNKEY BUILDERS, LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JPP DEVELOPMENT GROUP, LLC** 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:

Land situated in Davidson County, Tennessee:

Lot 21, as shown on plat of record in Plat Book 1130, Page 33, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Turnkey Builders LLC by Warranty deed from 1 Public Homes, LLC of record in Instrument No. 20230816-0063999 Register's Office for Davidson County, Tennessee, dated August 14, 2023 and recorded on August 16, 2023.

Being the same property conveyed to Turnkey Builders LLC and JPP Development Group, LLC by Quitclaim deed from Turnkey Builders, LLC of record in Instrument No. 20230823-0066028 Register's Office for Davidson County, Tennessee, dated August 21, 2023 and recorded on August 23, 2023.

Being the same property conveyed to Turnkey Builders LLC and JPP Development Group, LLC by Quitclaim deed from Turnkey Builders, LLC of record in Instrument No. 20230824-0066158 Register's Office for Davidson County, Tennessee, dated August 21, 2023 and recorded on August 24, 2023.

Being the same property conveyed to JPP Development Group, LLC by Quitclaim deed from Turnkey Builders LLC and JPP Development Group, LLC of record in Instrument No. _____ Register's Office for Davidson County, Tennessee, dated October 31, 2023.

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: **530 E Trinity Lane, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 31 day of October, 2023.

JPP Development Group, LLC

BY: Percy Baker
Percy Baker
Authorized Agent

Turnkey Builders, LLC

BY: Percy Baker
Percy Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERCY BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JPP DEVELOPMENT GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERCY BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TURNKEY BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212