Karen Johnson Davidson County
Batch# 1067976 DEEDQC
11/02/2023 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231102-0085924

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
54 Park Crescent Trust Kevin D. Montgomery, Trustee PO Box 1343 Brentwood, TN 37024	New Owner	131-06-0C-044.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JNBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **KEVIN D. MONTGOMERY, TRUSTEE OF THE 54 PARK CRESCENT TRUST U/A/D/ OCTOBER 30, 2023**, its successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Plat of Burton Hills Estates, Tract 9, a Portion of Zone Lot II, of record in Plat Book 6250, Page 596, 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 JNBW Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from J. Thomas Smith, Trustee for The FRS 2012 Trust of record in Instrument No. 20161004-0104747 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 04, 2016.

Being also known as 54 Park Crescent Circle, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of October 2023.

JNBW Properties, LLC
a Tennessee limited liability company

By: _____
Barry Branan White, III,
Sole Member of JNBW Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barry Branan White, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of JNBW Properties, LLC. and that he, as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 31 day of October 2023.

Sarah Haylemond
Affiant

My commission expires: _____
(Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 31, 2023 (date of document).

Affiant Signature

November 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023