Karen Johnson Davidson County
Batch# 1068002 DEEDQC
11/02/2023 02:26:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231102-0085964

This instrument prepared by
and return after recording to:

Ronald S. Melamed, Esq.
Moore & Van Allen PLLC
100 North Tryon Street, Suite 4700
Charlotte, North Carolina 28202

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
JMP Business & Building Services, LLC 603 Diamond Hill Court Greensboro, NC 27406	JMP Business & Building Services, LLC 603 Diamond Hill Court Greensboro, NC 27406
Map & Parcel No.:118-08-0 225.00, 118-08-0 228.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES M. PLEASANTS COMPANY, INCORPORATED, a North Carolina corporation (the "Grantor") does hereby quitclaim and convey unto JMP BUSINESS & BUILDING SERVICES, LLC, a North Carolina limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain property situated and being in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 2505, 2509 and 2511 Cruzen Street, Nashville, Tennessee.

This conveyance is made subject to (a) liens for current taxes, real estate taxes, assessments, governmental charges or levies not yet due and payable and which are assumed by

Grantee; (b) legal highways, zoning and building laws, ordinances or regulations; and (c) matters of record in the Register's Office of Knox County, Tennessee.

The Property hereinabove described was acquired by that certain General Warranty Deed of record as Document No. 20080925-0097690 in the Register's Office for Davidson County, Tennessee.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed by and through its duly authorized officer this 19 day of March, 2021.

JAMES M. PLEASANTS COMPANY,
INCORPORATED, a North Carolina corporation

By: Kelly Brown
Name: Kelly Brown
Its: Assistant Treasurer

STATE OF North Carolina

COUNTY OF Guilford

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kelly Brown, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Assistant Treasurer of JAMES M. PLEASANTS COMPANY, INCORPORATED, the within named bargainor, a North Carolina corporation, and that he/she as such Asst. Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of JAMES M. PLEASANTS COMPANY, INCORPORATED.

WITNESS my hand and official seal at office this 19th day of March, 2021.

Diana Brennan
Notary Public

My Commission Expires:
04-25-2022

DIANA BRENNAN NOTARY PUBLIC GUILFORD COUNTY, NC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT:

JAMES M. PLEASANTS COMPANY,
INCORPORATED, a North Carolina corporation

By: Kelly Brown
Name: Kelly Brown
Its: Assistant Treasurer

Subscribed and sworn to before me this the 19th day of March, 2021.

Diana Brennan
Notary Public

My Commission Expires: 09-25-2022

(AFFIX NOTARY SEAL)



Exhibit A

Legal Description of the Property

LAND in Davidson County, TN, being Lots Nos. 184, 185, 186, 187 and 188 on the Plan of Grandview Heights as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

This is improved property known as 2505, 2509 and 2511 Cruzen Street, Nashville, TN 37211.

Certificate of Authenticity

I, Christopher Cowden Wardlaw Bayburn, 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 March 19, 2021.

Date

Affiant Signature

11/1/2023

Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 1st day of November, 2023.

Collins Bailey

Notary's Signature

My Commission Expires: November 11, 2023

Date

Notary's Seal (if on paper)

