Name and Address of New Owner:
The Standard Industry Properties, LLC
6812 W. Eldorado Place
Lakewood, CO 80227

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1070349 DEEDQC
11/13/2023 11:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231113-0088109

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092-03-0E-002-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin Williams, and Autumn G. Williams, husband and wife,** "the Grantor," convey and quitclaim any interest they have unto **The Standard Industry Properties, LLC**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. "B" on the plan of Homes at 2403 Jefferson Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200128-0010107 an amended in Instrument No. 20200129-0010709, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Justin Williams and Autumn G. Williams, husband and wife by Warranty Deed from Jung Suk Lee, unmarried, recorded on October 10, 2023 and of record as Instrument No. 20231010-0079521 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jung Suk Lee, an unmarried man, by Warranty Deed dated July 14, 2021 from Jefferson St Partners, LLC, a Tennessee Limited Liability Company, recorded July 16, 2021 in Instrument No. 20210716-0095987 in the Register's Office.

This is improved property known as 2403 Jefferson Street C, Nashville, TN 37208.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10th day of November, 2023.

_____(SEAL)
Justin Williams

_____(SEAL)
Autumn G. Williams

STATE OF ~~TENNESSEE~~ Colorado AH 11/10/23)
)
COUNTY OF ~~DAVIDSON~~ Jefferson AH 11/10/23)

Personally appeared before me, a Notary Public in and for said State and County, **Justin Williams and Autumn G. Williams**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of November, 2023.

ALANDRIA HARDY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194040430
MY COMMISSION EXPIRES OCT 23, 2027

_____
Notary Public
My commission expires: 10-23-2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires: 5/9/2026

File # 2023-6338-TS

MARY E. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202311130088109

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/10/2023 (date of document).

Regina Sullo
Affiant Signature

11/10/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 10 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202311130088109