QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1071022 DEEDQC
11/13/2023 01:06:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231113-0088294

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I swear or affirm that the actual consideration for this transfer is $0.00.

Jason M. Conner

Hollie M. Conner

AFFIANTS

Subscribed and sworn to before me on this 8th day of November, 2023.

Notary Public

My Commission Expires: 1-17-2027

SETH T. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1-17-2027

This Instrument Prepared By:

Seth Connell, Esq.
Connell Law, PLLC
210 Hillwood Blvd. #119 Murfreesboro, TN 37128

Address of New Owner:	Send Tax Bills To:	Map Parcel Number:
JHC Properties, LLC 5605 Shelton Blvd. Murfreesboro, TN 37129	JHC Properties, LLC 5605 Shelton Blvd. Murfreesboro, TN 37129	164-08-0-C-043.00-CO

Know all men that **Jason M. Conner and Hollie M. Conner, husband and wife,** Grantors, grant, convey, and forever quitclaim to **JHC Properties, LLC**, Grantee, its heirs, successors, and assigns, their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 113, on the Final Plat of Hamilton Chase, Section One, as the same appears of record in Instrument No. 20051025-0128977, and revised by Certificate of Correction in Instrument No. 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jason M. Conner and Hollie M. Conner, husband and wife, by Jason M. Conner, a single person, by quitclaim deed dated August 2, 2021, and recorded October 3, 2023 in Instrument # 20231003-0077671 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20051025-0128977, revised in Instrument No. 20051031-0131368, said Register's Office.

This is an improved property commonly known as: 3736 Grace Falls Dr. Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. The preparer of the deed makes no representation regarding the property description, as the description comes from the prior deed and information provided by the acquiring party.

IN WITNESS WHEREOF, the Grantors have set their hand and seal on this 8 day of November, 2023.

Jason M. Conner, Grantor

Hollie M. Conner, Grantor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, Notary Public for said county and State, **Jason M. Conner and Hollie M. Conner**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons freely and voluntarily executed this instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of November, 2023.

Notary Public

My Commission Expires: 1-17-2027

SETH T. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1-17-2027