QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1074514 DEEDQC
11/22/2023 10:54:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231122-0090995

BS-GF-23-3226B

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 20th DAY OF NOV, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-9-2024

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:	MAP / PARCEL NUMBER (S)
JPP Development Group LLC	New Owner	
(NAME)	(NAME)	**070-09-1C-002.00-CO**
1406 Charlotte Pike,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **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:

A certain unit located in Davidson County, Tennessee being known and designated as Unit No. B of Curtis Street Contemporary Homes, A Horizontal property regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Curtis Street Contemporary Homes, a Horizontal Property Regime, of record in Instrument No. 20221012-0112046, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Geoffrey Oliver, an unmarried man by Warranty Deed from Jonathan E. Richardson and Carla Richardson F/K/A Carla Tinnes, husband and wife of record in Instrument No. 20141029-0099785 Register's Office for Davidson County, Tennessee, dated October 16, 2014 and recorded on October 29, 2014.

Being a portion of the same property conveyed to Turnkey Builders, LLC by Warranty Deed from Geoffrey Oliver, an unmarried man of record in Instrument No. 20220426-0047846 Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on April 26, 2022.

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: **3226 B Curtis St., Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 20 day of November, 2023.

Turnkey Builders, LLC

BY: _____
Percy Baker

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 of TURNKEY BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my ~~hand~~ and official seal, this the 20th of November, 2023.

_____
Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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