This instrument was prepared by:
Percy Baker
909 Thomas Ave D
Nashville TN 37216

Once recorded, return to:
JPP Development Group LLC
1406 CHARLOTTE PIKE
NASHVILLE TN 37203

Karen Johnson Davidson County
Batch# 1074526 **DEEDQC**
11/22/2023 11:17:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231122-0091007

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of 10.00 US Dollars ($ 10.00) in hand, paid to Turnkey Builders LLC, a Tennessee Limited Liability Company with an address of 909 Thomas Ave D Nashville Tn 37216 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to JPP DEVELOPMENT GROUP LLC and TURNKEY BUILDERS LLC, a Tennessee Limited Liability Company with an address of 1406 CHARLOTTE PIKE 37203 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 20220426-0047846

The property identified herein ☐ is -**OR**- ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Peyman Behrouzi

Address: 1406 Charlotte Pike Nashville Tn, 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 Percy Baker, Affiant
Subscribed and sworn before me this the
22 Day of November, 2023
P. Allen, Deputy Register

~~TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever~~.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Percy Baker Date: 11-20-2023

Printed Name: Percy Baker

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: Peyman Behrouzi Date: 11/20/23

Printed Name: Peyman Behrouzi

2nd Witness Signature: _____ Date: 11-20-23

Printed Name: Jamshid Mohebbi

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On 11/20/23 before me, Brittany Stewart,
personally appeared Percy Baker,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Brittany Stewart

Printed Name Brittany Stewart

My Commission Expires 11-3-2025 (Seal)

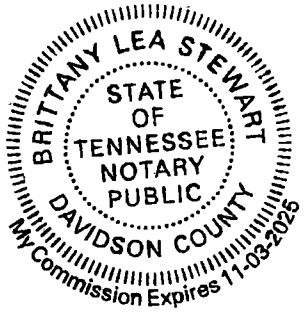


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land In Davidson County, Tennessee , being part of lot 9 H.E. Simkin's Division of the L.G. Curtis Street Lands, plat of record in book 547, page 39, in Register Office for Davidson County, Tennessee and being more particular described as follows: Beginning at the point in the middle of Curtis Street, 100 feet West of the dividing line between Lot Numbers 8 and 9 on said plan; thence with a proposed line running Northeasterly but parallel to said dividing line and 250 feet, more or less, to the dividing line between Lot Numbers 9,10, and 11: thence with said dividing line and Westerly, 100 feet to the point: thence Southwesterly 250 feet more or less, to the middle of said Curtis Street: thence with the middle of said Curtis Street, 100 feet to the point of the beginning. Being the same property conveyed to Geffery Oliver an un married man, by deed from Johnathan E. Richardson and Carla Richardson F/K/A Carla Tinnes, husband and wife of record in instrument NO. 20141029-0099785, DATED October 16, 2014 SAID Registers Office. This is improved property known as 3226 (A) CURTIS STREET NASHVILLE TN 37218