Karen Johnson
Batch # 1083986
12/20/2023 08:28:21 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231220-0097984

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
T&J Holdings LLC	Same	103-04-0-065 00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeffrey Charles Estepp ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto T&J Holdings LLC, a Tennessee Limited Liability Company ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 210, Block 12 on the Plan of Charlotte Park Companys First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Charles Estepp dated March 7, 2023, by Warranty deed from William Dullea, Trustee of the Daggus Trust dated June 30, 2017 of record in Instrument No 20230410-0025674 Register's Office for Davidson County, Tennessee, dated March 7, 2023 and recorded on April 10, 2023.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 4309 Idaho Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, Jeffrey Charles Estepp has executed this Quitclaim Deed as of the 19th day of December, 2023.

Jeffrey Charles Estepp

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Jeffrey Charles Estepp the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 19th day of December, 2023.



Notary Public

My commission expires: 6-27-27

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Jeffrey Charles Estepp

Sworn and subscribed to before me this 19th day of December, 2023.

Notary Public

My Commission Expires: 2-27-27

