Karen Johnson Davidson County
Batch# 1097068 DEEDQC
02/01/2024 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240201-0007211

# QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

*Affiant*

Subscribed and sworn to me on January 19, 2024.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| James Adam Shelley<br>1631 5th Ave North<br>Nashville, TN 37208 | SAME AS NEW OWNER | 083 08 0X 002.00CO |

**KNOW ALL MEN BY THESE PRESENTS** that SG Construction, a Tennessee General Partnership, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto James Adam Shelley, his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 1007 Potter Lane Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1007 Potter Lane Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220331-0037675, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being part of the same property conveyed to SG Construction, a Tennessee General Partnership, by Warranty Deed from Janet H. Wilkes, a married woman, of record in Instrument No. 20210830-0116321, in the Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded August 30, 2021.

This property is known as 1009 Potter Ln, Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands on January 19, 2024.

SG Construction,
a Tennessee General Partnership

By: _____
Ernest A Luecke, Partner

By: _____
James Adam Shelley, Partner

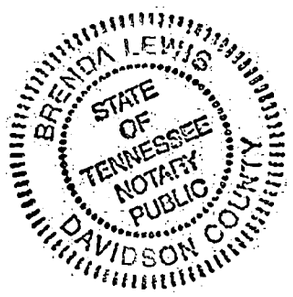
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ernest A. Luecke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Partner of SG Construction, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing for SG Construction by himself as Partner.

Witness my hand and official seal on January 19, 2024.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025



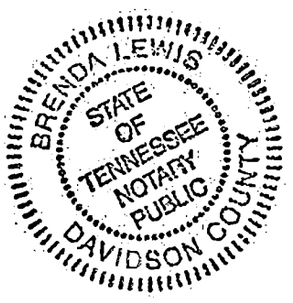

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, James Adam Shelley, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Partner of SG Construction, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing for SG Construction by himself as Partner.

Witness my hand and official seal on January 19, 2024.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on January 19, 2024.

Signature 01/19/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 19th day of January, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202402010007211