Davidson County
1# 1104286
DEEDQC
02/23/2024 03:05:47 PM
2 pgs
Fees: $12.00 Taxes: $0.00
20240223-0012624

QUITCLAIM DEED

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 February, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-MM-24-905

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JLPX2, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME) 905 Beaumont Drive,	(NAME) 3206 Mexico Drive	051-03-0-130.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37218	
(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, **TROKON PAYE, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JLPX2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Being Lot No. 60 on the Plan of Pleasant Acres, Section II, of record in Book 2133 Page 75, Register's office of Davidson County, Tennessee as corrected by an instrument of record in Book 2343, page 535, Register's office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot:

Being the same property conveyed to Trokon Paye by Quitclaim Deed from William T. James, a Joint Tenant in Common, with an 1/2 undivided interest of record in Instrument No. 20210929-0131282 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on September 29, 2021.

The subject property was not the marital residence of the grantor.

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: **905 Beaumont Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 20th day of February, 2024.

Trokon Paye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROKON PAYE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206