Karen Johnson Davidson County
Batch# 1104487 DEEDQC
02/26/2024 10:37:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240226-0012858

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Lee and Downs Investment Group LLC, a Tennessee Limited Liability Company,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **TJRT AllPros, LLC,** (Grantee), all of their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 62, on the plan of Battlewood, Section One, of record in Book 1835, Page 31, Register's Office, Davidson County, Tennessee.

Said Lot No. 62 fronts 95 feet on the Easterly side of Cameo Drive and runs back between lines 287 feet on the Northerly line and 285.95 feet on the Southerly line to a broken line in the rear measuring 75.77 feet thereon.

Being the same property conveyed to Lee and Downs Investment Group LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial LLC, a Texas Limited Liability Company of record in Instrument No. 20230519-0037842 Register's Office for Davidson County, Tennessee, dated May 15, 2023 and recorded on May 19, 2023.

For information purposes only: 27 Cameo Dr., Nashville, TN, 37211

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 23 day of **February, 2024.**

Lee and Downs Investment Group LLC

Member

By: Ruanda Lee Quay, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Ruanda Lee Quay, Member**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the authorized Member of **Lee and Downs Investment Group LLC**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 23 day of **February, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 23 day of **February, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **27 Cameo Dr.**
Nashville, TN 37211

TAX PARCEL NO.: **11912008500**

PROPERTY OWNER: **TJRT AllPros, LLC**
OWNER'S ADDRESS: 361 Clayton Hendrix Cir
Brentwood, TN 37027

MAIL TAX BILLS TO: NEW OWNER
361 CLAYTON HENDRIX CIR.
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 22, 2024.

Affiant Signature

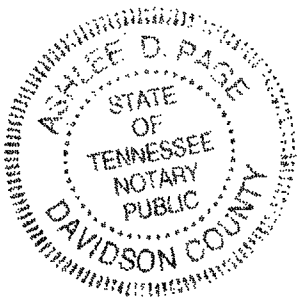
2/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of February, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026