Karen Johnson Davidson County
Batch# 1106523 DEEDQC
03/01/2024 01:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240301-0014390

This instrument Prepared by Venikkia Cunningham, P. O. Box 1491, Hendersonville, TN 37077

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, **Joseph W. Frierson and wife, Sheryl Lynn Rimrodt-Frierson** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **J. Jireh LLP** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Being Lot No. 10 on the Plan of Beck Springs Addition of record in Book 332 Page 81 Register's Office for Davidson County, Tennessee, said lots adjoin and front together 40 feet on 24th Ave. North, and run back between parallel lines to an alley.

Being the same property conveyed to Joseph W. Frierson and wife, Sheryl Lynn Rimrodt-Frierson, by Quitclaim Deed from Joseph W. Frierson, dated 12/13/2016 and recorded on 12/14/2016, of record in Instrument Number 20161214-0130870, Register's Office for Davidson County, Tennessee.

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.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN TESTIMONY WHEREOF I/we have executed this instrument the 26 day of **February**, 2024.

Joseph W. Frierson

Joseph W. Frierson

Sheryl Lynn Rimrodt-Frierson

Sheryl Lynn Rimrodt-Frierson

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, a Notary Public in and for said state and county, **Joseph W. Frierson and wife, Sheryl Lynn Rimrodt-Frierson**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of **February, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-25

CHRISTIE STEINBORN
Notary Public, State of Texas
Comm. Expires 05-25-2025
Notary ID 4503157

For recording information only

STATE OF Texas
COUNTY OF Dallas

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 26 day of February, 2024.

CHRISTIE STEINBORN
Notary Public, State of Texas
Comm. Expires 05-25-2025
Notary ID 4503157

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-25

PROPERTY ADDRESS: 2209 S 24th Avenue N
Antioch, TN 37013

TAX PARCEL NO.: P.O. 81 020 022.00

PROPERTY OWNER: J. Jireh LLP
OWNER'S ADDRESS: 5714 Mapleshade Lane
Dallas, TX 75252

MAIL TAX BILLS TO: Owner at Owner address

Certificate of Authenticity

I, Drusilla Bryant, 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 3.1.24

Drusilla Bryant

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of March 2024

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026