Karen Johnson Davidson County
Batch # 1130549 DEEDQC
05/03/2024 08:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240503-0032459

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.:
Jeffrey Estepp 3616 A Westbrook Avenue Nashville, TN 37205	Same	091-03-1B-227-00

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, a married person ("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 Unit 227, of Silo West Nashville Master Condominium, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime, of record in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B" to said amendment in Instrument No. 202110260143658, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Declaration, as amended.

Being the same property conveyed to Jeffrey Charles Estepp by Warranty Deed from Studio I, GP, a Tennessee Partnership, dated April 28, 2023, of record in instrument 20230501-0031878, Register's Office for Davidson County, Tennessee.

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

This is improved property identified as 1677 54th Avenue North, Unit 227, Nashville, TN 37209.

IN WITNESS WHEREOF, Jeffrey Charles Estepp has executed this Quitclaim Deed as of the 30th day of April, 2024.

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 30th day of April, 2024.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-27-2027

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 30th day of April, 2024.

Notary Public

My Commission Expires: 6-27-2027

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON