BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1134752 DEEDQC
05/15/2024 09:46:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240515-0035814

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Michael B. Lea 1831 12th Ave S. Ste 171 Nashville, TN 37203	New Owner	103-03-0-047.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **JML Holdings, LLC, a Tennessee Limited Liability Company** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Michael B. Lea, an unmarried man,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Part of Lot No. 11 of the Subdivision of Lots Nos. 21 and 22 Realty Savings Bank and Trust Company's Revised plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 87, in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at the southwest corner of Idaho and 53rd Avenue, as laid out on said plan; thence southwardly along the westerly margin of 53rd Avenue, formerly 12th street as extended, 50 feet; thence westerly 123.5 feet to an abandoned right of way of the H. C. and St. L. Railway; thence northerly 50.5 feet along said abandoned right of way to a point; thence easterly 130 feet along the line between Lots Nos. 4 and 11 to the point of beginning.

Being the same property conveyed to Stairway Limited, LLC by Warranty deed from John M. Stiles of record in Instrument No. 20211022-0141827 Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on October 22, 2021.

Being the same property conveyed to Skyline Capital, LLC, a Tennessee Limited Liability Company by Quit Claim deed from Stairway Limited, LLC, a Tennessee limited liability company of record in Instrument No. 20220120-0007671 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 20, 2022.

Being the same property conveyed to JML Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Skyline Capital, LLC, a Tennessee Limited Liability Company, dated July 25, 2023 and recorded July 27, 2023 in Instrument No. 20230727-0057913, Register's Office of Davidson County, Tennessee.

Being also known as 199 53rd Ave N., Nashville, TN 37209.

Witness my hand this 13th day of May, 2024

JML HOLDINGS, LLC

Member

BY: MICHAEL BLAKE LEA, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Blake Lea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of JML Holdings, LLC, and that he as such Member of JML Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of JML Holdings, LLC.

Witness my hand and official seal this 13th day of May, 2024

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2024.

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

Notary Public