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Venture Law, PLLC
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Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1146217 DEEDQC
06/12/2024 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240612-0043981

QUITCLAIM DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF ~~MAY~~ June 2024

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MJ ENDEAVORS LLC	**Same**	
(NAME)	(NAME)	**072-09-0E-001.00-CO**
2810 N Church St PMB 114422		
(ADDRESS)	(ADDRESS)	
Wilmington DE 19802-44474		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MELIA CAITLYN JONES, AN UNMARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **MJ ENDEAVORS LLC, A DELAWARE LIMITED LIABILITY COMPANY,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 915A, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 915 SPAIN AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20160415-0036583, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "C", TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MELIA CAITLYN JONES, AN UNMARRIED WOMAN BY WARRANTY DEED FROM JEFFREY L. SCOTT, AN UNMARRIED MAN DATED MAY 26, 2022 AND FILED FOR RECORD ON JUNE 16, 2022 IN INSTRUMENT #20220616-0068703, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 30th day of MAY 2024.

MELIA CAITLYN JONES

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Brazos

Before me personally appeared **MELIA CAITLYN JONES** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of MAY 2024.

G. K. Rogers
Notary Signature

My commission expires: July 17, 2027

G. K. ROGERS
My Notary ID # 4175225
Expires July 17, 2027

Certificate of Authenticity

I, JOHN HINTON, 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 5/30/2024.

Date

Affiant Signature

6/12/2024
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 12 day of JUNE, 20 24.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)