THIS INSTRUMENT WAS PREPARED BY J. Blake Freeman, Att
INFORMATION PROVIDED BY THE PARTIES WITHOUT A TITL
WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Karen Johnson
Batch # 1146637
06/13/2024 08:11:47 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240613-0044166

QUITCLAIM DEED

ADDRESS NEW OWNER(S):
JB Management, LLC
4770 Lebanon Pike
Nashville, TN 37076

SEND TAX BILLS TO:
New owner

MAP/PARCEL:
064-16-0-008.00

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey Smith and wife Ann Smith,** do hereby quitclaim and convey **their interest** unto **JB Management, LLC,** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as in **Attached Exhibit.**

Being the same property conveyed to JB Management, LLC of record in instrument 20120123-0006401 Register's Office for Davidson County, Tennessee. Further a Quit claim was prepared (to secure a debt) in 2013 conveying a 1/4 interest in the property to Jeffrey Smith and wife, Ann Smith. Said quit claim deed does not appear to have been filed and the debt has been repaid.

This property is known as 4770 Lebanon Pike, Nashville, TN 37076

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 10 day of June, 2024.

Jeffrey Smith

Ann Smith
Ann Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Smith and wife Ann Smith, husband and wife,** with whom I am personally acquainted (or whose identify was proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the within instrument in the capacity for the purposes therein contained.

Witness my hand and official seal on this the 10 day of June 2024.

Notary Public/ My Commission Expires: 3-20-2028

J. BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY, TENN My Commission Expires 3-20-2028

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 10 day of June, 2024.

Notary Public
My Commission Expires: 3-20-2028

J. BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY, TENN My Commission Expires 3-20-2028

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NEW OWNER(S)
JB Management, LLC
4770 Lebanon Pike
Nashville, TN 37076

SEND TAX BILL TO:
New owner

EXHIBIT A

LEGAL DESCRIPTION

All that tract or Parcel of Land lying and being in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a 1/2" rebar set on the Northern right-of-way of Lebanon Pike (Variable R/W), said pin being 915.84' more or less, West of the Western right-of-way of Bighorn Drive; thence with a common line of Gilbert S. Merrit (DB.1302, Pg. 208) N 03°43'00" E a distance of 236.32' to a 2" pipe found; thence with a common line of Miller G. Kimbrough, Trustee (DB.4013, Pg. 863) N 78°34'03" E a distance of 175.75' to a 1/2" rebar set; thence with a common line of Lot 1 of Lealand Bush Subdivision (PB. 5800, Pg. 44) S 14°03'31" E a distance of 235.92' to a 1/2" rebar set along the Northern right-of-way of Lebanon Pike (Variable R/W); thence with said right-of-way (DB. 9679, PG. 649) along a curve turning to the right, with an arc length of 7.24', with a radius of 2061.04', with a chord bearing of S 76°27'04" W, with a chord length of 7.24', to a 1/2" rebar set; thence continuing with said right-of-way (DB. 9679, PG. 649) along a curve turning to the right, with an arc length of 241.38', with a radius of 1857.86', with a chord bearing of S 80°25'41" W, with a chord length of 241.21', to a 1/2" rebar set, said pin being The True Point of Beginning.

Said Parcel described above being Lot 2 of Lealand Bush Subdivision (PB. 5800, Pg. 44) less and except right-of-way acquired in DB. 9679, pg. 649 and having an area of 49,956 square feet/1.15 acres.

Being the same property conveyed to JB Management, LLC of record in instrument 20120123-0006401 Register's Office for Davidson County, Tennessee. Further a Quit claim was prepared (to secure a debt) in 2013 conveying a 1/4 interest in the property to Jeffrey Smith and wife, Ann Smith. Said quit claim deed does not appear to have been filed

Map/Parcel: 64-16-8.00