Karen Johnson Davidson County
Batch# 1149840 DEEDQC
06/24/2024 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240624-0046888

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me, this 18th day of June, 2024.

Notary Public
My Commission Expires: 11-16-26

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
JMS Property Group, LLC 473 Emerson Street Denver, CO 80218	New Owner	09206034000

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMS Property Group, LLC , a Colorado limited liability company** ("Grantor"), by these presents, does hereby quitclaim and convey to **JMS Property Group, LLC, a Colorado limited liability company,** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Being Lots No. 61 on the Plan of L. C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for said County.

Said Lots No. 61 fronts together 65 feet on the Northerly side of Clifton Pike and run back between parallel lines with the Westerly margin of a 12-foot alley, 157 feet to an alley in the rear.

Being the same property conveyed to JMS Property Group, LLC , by Warranty Deed from Brandi Jones, dated March 12, 2019 and recorded March 13, 2019 in Book 604 7, page 385 Register's Office for Davidson County, Tennessee in Instrument No. 20190313-0023058.

This quitclaim deed is being filed for the purposes of creating an individual tax parcel for Lot 61 described above.

This is improved property known as: **2830 Clifton Ave, Nashville, TN 37209 ("Property")**

Said Property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[*Signatures on Following Page*]

Witness my hands this 14 day of June, 2024, the bargaining party, having cause its name to be signed hereto on said day and date.

GRANTOR:

JMS Property Group, LLC

By: Jaff Salim, Authorized Representative

STATE OF ~~TENNESSEE~~ RT Colorado
COUNTY OF ~~DAVIDSON~~ Arapahoe

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jaff Salim** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Authorized Representative** of **JMS Property Group, LLC**, the within named bargainor, a Colorado limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as **Authorized Representative.**

Witness my hand and official seal at office this 14 day of June 2024.

REKHA THOMAS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20244001378
MY COMMISSION EXPIRES JAN 10, 2028

Notary Public:
My Commission Expires: Jan 10, 2028

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 6/20/2024 (date of document).

Affiant Signature

6/20/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

