# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1152463 DEEDQC
06/28/2024 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048813

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL **CONSIDERATION** OR VALUE, WHICHEVER IS **GREATER** FOR THIS **TRANSFER IS** $10.00.

*Affiant*

Subscribed and sworn to me on June 21, 2024.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Triple J Legacy Properties, LLC<br>568 Cresta Circle<br>West Palm Beach, FL 33413 | NEW OWNER | 072-10-040.00 |

**KNOW ALL MEN BY THESE PRESENTS** that Otis L. Sanders, II, a married man, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto Triple J Legacy Properties, LLC, a Georgia Domestic Limited Liability Company, its successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 24 on the Plan of Keller's Subdivision of the Maxey Home Place, of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of Scott Avenue and Litton Avenue, as widened; thence with the Westerly margin of Scott Avenue, Northwardly 55 feet to the Southeast corner of the property conveyed to Barton S. Simms and wife, by deed from Hubert M. Wooden and wife, of record in Book 1729, Page 105, Register's Office for Davidson County, Tennessee; thence with Simms' Southerly line, Westwardly 155.85 feet, more or less, to the line between Lots Nos. 23 and 24; thence with the same Southwardly 55 feet, more or less, to the beginning.

Being the same property conveyed to Otis L. Sanders, II, a married man, by Warranty Deed from Jeanette Allen, unmarried, dated August 9, 2017, and of record in Instrument 20170809-0081756, Register's Office for Davidson County, Tennessee.

This property is known as 2901 SCOTT AVENUE, Nashville, TN 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as June affect the premises.

**WITNESS** our hands on June 21, 2024.

Otis L. Sanders, II

**STATE OF** Florida
**COUNTY OF** Palm Beach

On June 21, 2024, before me personally appeared Otis L. Sanders, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

**Witness ~~my hand~~ and official** seal on June 21, 2024.

NOTARY PUBLIC
B. JULI BARISH

My Commission **Expires:** 06/16/2025

B. JULI BARISH
Notary Public - State of Florida
Commission # HH 95076
My Comm. Expires Jun 16, 2025
Bonded through National Notary Assn.

QUITCLAIM DEED

Via physical presence
presented FL DL as ID

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on June 21, 2024.

Signature 01/10/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 21st day of June, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202406280048813