Karen Johnson Davidson County
Batch# 1162740 DEEDQC
07/26/2024 08:50:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240726-0056536

File No: TN2402924R

After Recording, Send to:
Novare National Settlement Service, LLC
3180 Curlew Rd., Suite 108
Oldsmar, FL 34677

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
TBH PROPERTIES, LLC a Tennessee limited liability company, 104 Allen Court South, Henderson, TN 37075

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 072163W00100 & 072163W00200

QUITCLAIM DEED

JMJA LLC, a Tennessee limited liability company, ("Grantor"), of **1115 Indian Point Dr, Brentwood, TN 37027**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **TBH PROPERTIES, LLC a Tennessee limited liability company,** ("Grantee"), whose tax mailing address is **104 Allen Court South, Henderson, TN 37075,** with quitclaim covenants, its interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. A and B, of the Declaration of Covenants, Conditions and Restrictions for the Fifteen-Ten Harwood Drive, a Horizontal Property Regime with private elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230911-0071070, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address is: 1510-A Harwood Drive, Nashville, TN 37206

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20230515-0036300 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 072163W00100 & 072163W00200

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 23, 2024:

JMJA LLC, a Tennessee limited liability company

By: _____
Raymond Tate, managing member

Name: RAYMOND TATE

Its: managing member

STATE OF TN.
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Raymond Tate as Managing Member on behalf of **JMJA LLC, a Tennessee limited liability company**, personally known to me or has produced drivers license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of July, 2024.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public Exp 11-3-25

Executed by the undersigned on July 23, 2024:

JMJA LLC, a Tennessee limited liability company

By: _____
Jonathan "Andy" Arbuckle, managing member

Name: Jonathan Arbuckle

Its: managing member

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Jonathan Arbuckle as Managing Member on behalf of **JMJA LLC, a Tennessee limited liability company**, personally known to me or has produced drivers license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of July, 2024.

_____
Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exp 11-3-25

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me on this the 23rd day of July, 2024.

Notary Public

My Commission Expires: 11-3-25

SEAL

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Small, 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 7/23/24 (date of document).

Affiant Signature

7/25/24
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 25 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Notary Public State of Florida
John A. Innes Jr.
My Commission
HH 279528
Exp. 8/29/2026