Karen Johnson
Batch # 1167032
08/06/2024 01:45:43 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240806-0059943

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

JESSE JOYCE, AFFIANT

Subscribed and sworn to before me, this 25th day of July 2024.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOSHUA OLAN GREEN, TRUSTEE 412 Ripley Lane Franklin, TN 37064	New Owner	Map and Parcel No.: 103 03 0 211.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Jesse Joyce, an unmarried man, ("Grantor") do hereby quitclaim, transfer and convey unto Joshua Olan Green, Trustee of the JBH Family Trust, created July 25, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 135 50th Avenue North, Nashville, TN 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of H. S. Hunter's Resubdivision of Block 7, Sylvan Park of record in Plat Book 974, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse Joyce, an unmarried man, from Thomas Sherbakoff and Melissa Sherbakoff, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20220303-0023979.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25th day of July 2024.

Jesse Joyce, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jesse Joyce**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of July 2024.

Notary Public

My Commission Expires: 11-3-2025

