Karen Johnson Davidson County
Batch# 1168891 DEEDQC
08/14/2024 08:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0061729

Prepared from information provided by the parties hereto without the benefit of title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	G&J Investments, LLC 5514 Hempstead Road Louisville, KY 40207
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	96-10-106.00

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (No title insurance or title search performed.)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Gregory W. Jarnagin** (herein "Grantor") by these presents do hereby quitclaim and convey unto **G&J Investments, LLC, a Kentucky limited liability company,** (herein "Grantee") his successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County, Tennessee**, to wit:

> Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Cloverhill, Section II, of record in Plat Book 2133, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Gregory W. Jarnagin, married, from Donald Jeffery Davis and Brenda Margaret Davis, husband and wife, by Warranty Deed recorded on July 25, 2016, in Instrument No. 20160725-0076241, Register's Office for Davidson County, Tennessee, as further corrected by a Scrivener's Affidavit of record in Instrument No. 20160906-0093311, Register's Office for Davidson County, Tennessee.
>
> This improved property has a common address of 2931 Teakwood Dr., Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of July 2024.

Gregory W. Jarnagin

COMMONWEALTH OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Gregory W. Jarnagin, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at office, this 27th day of July 2024.

NOTARY PUBLIC
COMMISSION EXPIRATION: 9/25/27

JOHN RICHARD CURTIS
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP80091
My Commission Expires 09-25-2027

COMMONWEALTH OF KENTUCKY
COUNTY OF Jefferson

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 27th day of July 2024.

Notary Public
My Commission Expires 9/25/27

JOHN RICHARD CURTIS
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP80091
My Commission Expires 09-25-2027

L/jt/cs/QCD for Teakwood

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **July 27th, 2024** (date of document).

Cindy S. Smith, Affiant

08/12/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 12th day of August, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026