Karen Johnson Davidson County
Batch# 1172244 DEEDQC
08/20/2024 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063806

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas Haehn 503 Broadmoor Drive Nashville, Tennessee 37216	SAME	108-12-0-124.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 15th day of August, 2024, between **R&J Holding, LLC, a Tennessee limited liability company** ("Grantor"), and **Thomas Haehn, a resident of Davidson County, Tennessee** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot 59 B, East Lake Subdivision, Zone Lot Division of Lots 33, 34, 59 and 60, Section Three, as of record in Plat Book 5200, page 678, amending Plat Book 5200, page 342, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Kristy Moore a/k/a Kristy M. Moore, an unmarried person of record in Instrument No. 20191009-0103413 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 09, 2019.

Further being the same property conveyed to R&J Holding, a Tennessee Limited Liability Company, by Quitclaim Deed from JP Investment Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220907-0100464, said Register's Office.

This is improved property known as: **3237 Lakeford Drive, Nashville, TN 37214**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

R&J Holding, LLC, a Tennessee limited liability company

BY: _____(L.S.)
Johnnie B. Poole, II

BY: _____(L.S.)
Ricardo D. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Johnnie B. Poole, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of R&J Holding, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as president (or other authorized officer).

Witness my hand and seal, at office in Davidson County, Tennessee, this 15th day of August, 2024.

_____
Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ricardo D. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of R&J Holding, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as president (or other authorized officer).

Witness my hand and seal, at office in Davidson County, Tennessee, this 15th day of August, 2024.

_____
Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 15th day of August, 2024.

Notary Public
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 15, 2024.

August 16, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 16 day of August, 2024.

Notary Public:

My Commission Expires: 7.6.26