QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

AJ-QCD2

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peyman Behrouzi and Jamshid Mohebbi	**New Owners**	**07108034300**
(NAME)	(NAME)	
1406 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37203p		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1174395 DEEDQC
08/26/2024 09:46:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240826-0065320

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JPP DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

PEYMAN BEHROUZI AND JAMSHID MOHEBBI ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE MAP OF RAWLS HOMES CORPORATION, AS SHOWN ON PLAT OF RECORD IN BOOK 1130, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO, 20 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF TRINITY LANE AND RUNS BACK BETWEEN PARALLEL LINES 184 FEET TO A DEAD LINE.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS A RIGHT OF WAY AND TEMPORARY CONSTRUCTION EASEMENT TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED IN BOOK 8384, PAGE 34, IN THE SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JPP DEVELOPMENT GROUP, LLC BY WARRANTY DEED FROM JAMES G. VANDESTEEG, AN UNMARRIED MAN AND JAMES M. VANDESTEEG, A MARRIED MAN OF RECORD IN INSTRUMENT NO. 20230831-0068264, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **528 E Trinity Lane, Nashville TN, 37207.**

Witness our hands this the 22 day of August, 2024.

JPP DEVELOPMENT GROUP, LLC

PERCY BAKER, SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PERCY BAKER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Sole Member of **JPP DEVELOPMENT GROUP, LLC, a Tennessee limited liability company,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of August, 2024.

Notary Public

My Commission Expires: 3.20.28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028