This Instrument Prepared By:
Blue Note Title, LLC
5120 Virginia Way
Suite B13
Brentwood, TN 37027

Name and Address of New Owner:
Boyjoh, Inc.
518 Radnor Street
Nashville, TN 37211

Send Tax Bills To:
Boyjoh, Inc.
518 Radnor Street
Nashville, TN 37211

Map & Parcel No:
119-05-0-227

Karen Johnson Davidson County
Batch# 1175363 DEEDQC
08/29/2024 01:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240829-0066551

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Boyjoh Inc, a Tennessee Corporation,** "the Grantor," convey and quitclaim hereby quitclaim and convey unto **Graciano Martinez and Boyjoh Inc, a Tennessee Corporation,** "the Grantee"s ("Grantee"), their successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Map of the re-subdivision of Lots Nos. 3 and 4 and part of Lots Nos. 5 and 6, Cumberland Nurseries, as of record in Book 332, page 148, said Register's Office.

Said Lot No. 121 fronts 50 feet on the southerly side of Jay Street and runs back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to BOY JOH, Inc., a Tennessee corporation, by Deed dated June 14, 2023 from Homeofcapital, LLC, a Tennessee limited liability company, of record in Instrument Number 20230620-0046814, Register's Office for Davidson County, Tennessee.

This is improved property known as 107 Jay Street, Nashville, TN 37210.

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

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22nd day of August, 2024.

Boyjoh Inc, a Tennessee Corporation

By: _____
Brenda Boyd, President

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22nd day of August, 2024, before me, appeared **Brenda Boyd,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **President** of **Boyjoh Inc, a Tennessee Corporation,** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Brenda Boyd,** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC — My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

Grey D. Boyd
AFFIANT

Subscribed and sworn to before me, this 3rd day of August, 2024.

NOTARY PUBLIC
My Commission Expires:

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **8/22/2024** (date of document).

Affiant Signature
Date **8/22/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **22** day of **August**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY