Karen Johnson Davidson County
Batch# 1183695 DEEDQC
09/19/2024 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240919-0072810

THIS INSTRUMENT WAS PREPARED BY: STEWART TITLE COMPANY 100 BLUEGRASS COMMONS BLVD, SUITE 110 HENDERSONVILLE, TN 37075 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF TENNESSEE COUNTY OF SUMNER I/WE AGREE THAT CONSIDERATION FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF SEPTEMBER, 2024. NOTARY PUBLIC MY COMMISSION EXPIRES:

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
HJP Investments, LLC (NAME)	Same as new owner (NAME)	118-11-0-054.00
1118 Lochland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harry Jason Phillips, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto HJP Investments, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors, heirs and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 32 of Block "C", as shown on the map entitled Berry Hill Gardens Sub-Division for Defense Homes Corporation, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Harry Jason Phillips by Special Warranty Deed from Ardavan Afrakhteh, married, of record in Instrument No. 20211217-0167009, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2819 Bransford Avenue, Nashville, Tennessee 37204.

WITNESS my/our hands this 17th day of September, 2024.

Harry Jason Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Jason Phillips, the bargainor(s), 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 this 17th day of September, 2024.

KATHY E. HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2026

Kathy E. Hobby
Notary Public

My Commission Expires: 5/6/26

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on September 17, 2024

AFFIANT

DATE: 9/19/24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 19th day of September, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027