Karen Johnson Davidson County
Batch# 1186158 DEEDQC
09/25/2024 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240925-0074314

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jansen King Gia Broussard 1700 Porter Road Nashville, TN 37206	New Owner	072-15-2O-001.00-CO 072-15-2O-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jansen King, unmarried,** by these presents do hereby quitclaim and convey unto **Jansen King, unmarried, and Gia Broussard, unmarried, as joint tenants with rights of survivorship,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being South part Lot No. 38 and the South part of Lot No. 39 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page (s) 60 & 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lots adjoin and front together 78.75 feet on the North side of Porter Road and run back between lines 219 feet on the East line of part of Lot 39 and 236 feet on the West line of Lot 38, to the South line of Lot 25 on the Map of Sherwood Subdivision, of record in Book 1424, Page 51, Register's Office for said County, on which it measures 75 feet.

Being a portion of the same property conveyed to John F. Hayes and wife, Debra Delois Hayes by Warranty deed from James Yarbrough and Henry Winecoff of record in Book 9476, page 706 Register's Office for Davidson County , Tennessee, dated September 22, 1994 and recorded on September 28, 1994.

Being a portion of the same property conveyed to John F. Hayes by Quitclaim deed from Debra Delois Hayes of record in Book 9509, page 513 Register's Office for Davidson County , Tennessee, dated September 22, 1994 and recorded on November 02, 1994.

Being a portion of the same property conveyed to John F. Hayes and wife, Debra D. Hayes by Quitclaim deed from John F. Hayes of record in Book 10927, page 447 Register's Office for Davidson County , Tennessee, dated April 24, 1998 and recorded on May 12, 1998.

Being a portion of the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty deed from John F. Hayes and wife, Debra D. Hayes of record in Instrument No. 20200414-0038973 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 14, 2020.

Being a portion of the same property conveyed to Dbg Partners LLC by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20200416-0039948 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 16, 2020.

Being the same property conveyed to Jansen King and Lori Anne Ladner, both unmarried, by Warranty Deed from DBG Partners LLC, a Tennessee General Partnership of record in Instrument No. 20210707-0091273 Register's Office for Davidson County, Tennessee, dated July 1, 2021 and recorded on July 7, 2021.
Being the same property conveyed to Jansen King, unmarried, by Quitclaim deed from Lori Anne Ladner, unmarried, of record in Instrument No. 20210802-0103247 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on August 2, 2021.

Being also known as 1700 Porter Road Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
24th day of September 2024.

Affiant

My commission expires:
(Affix Seal) 7-3-2028

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of September, 2024.

Jansen King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jansen King, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 24th day of September, 2024.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 1. 2021.

Affiant Signature

25th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028