Karen Johnson Davidson County
Batch # 1212582 DEEDQC
12/04/2024 12:38:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241204-0094208

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:
Legacy Landmark LLC &
JP Investment Group, LLC
5115 Maryland Way, Ste 111
Brentwood, TN 37027

Send Tax Bills To:
Same As Owner

Map & Parcel Numbers:
081-06-0-450.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Legacy Landmark LLC, a Tennessee limited liability company,** do hereby quitclaim and by these presents does transfer and convey all of our right, title and interest unto **Legacy Landmark LLC, a Tennessee limited liability and JP Investment Group, LLC, a Tennessee limited liability, each a 50% undivided interest,** their successors and assigns, in and to the following tracts of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee being Lot No. 16 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property of record in Plat Book 2, page 49, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Legacy Landmark, LLC, a Tennessee limited liability company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated November 7, 2024 and recorded November 20, 2024 of record as Instrument No. 20241120-0090720, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search nor legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 27th day of November 2024.

Legacy Landmark LLC

By: _____

Ryan Sacksteder, Chief Executive Manager &
Sole Member

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Sacksteder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be Chief Executive Manager & Sole Member of Legacy Landmark LLC, the bargainor, a Tennessee limited liability company and that he as such Chief Executive Manager & Sole Member, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as Chief Executive Manager & Sole Member

WITNESS my hand and official seal this the 27th day of November 2024.

Notary Public

CATHERINE ELLIS NOTARY PUBLIC MECKLENBURG COUNTY, NC

My Commission Expires: 06/06/2029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 29th day of November 2024.

Notary Public

My Commission Expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY