Karen Johnson Davidson County
Batch# 1212664 DEEDQC
12/04/2024 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241204-0094303

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER 2024

Notary Public

MY COMMISSION EXPIRES: 5/8/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

JM-SH-24-498

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
J Collective, LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	071-05-0G-014.00-CO
5263 Comanche Trail,		
(ADDRESS)	(ADDRESS)	
Carmel, IN 46033		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, JENNIFER CONNOR AND JOHNATHON CONNOR, WIFE AND HUSBAND, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto J COLLECTIVE, LLC hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 498 , on the Declaration of Covenants, Conditions and Restrictions for Word 18 at North Pointe of record in Instrument 20220720-0083026 as amended in Instrument 20240503-0032682 and amended in Instrument 20240814-0061880, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to WE DEVELOP, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from J. Word Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210201-0013904 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021.

Further being the same property conveyed to Jennifer Connor and Johnathon Connor, wife and husband by Warranty Deed from WE DEVELOP, LLC, a Tennesee limited liability company of record in Instrument No. 20241202-0093604 Register's Office for Davidson County, Tennessee dated _____ and recorded on 12/2/2024.

This instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 498 W. Trinity Ln. Lot 6, Nashville, Tennessee 37207.

Witness my/our hand(s) this the 26 day of November 20 24.

Jennifer Connor

Johnathon Connor

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~DAVIDSON~~ Hamilton

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

Witness my hand and official seal, this the 26th of November, 2024.

Notary Public
My Commission Expires: 3/8/2032
(SEAL)

CHRISTINA MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #NP0678100
COMM EXPIRES: MARCH 8, 2032

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~DAVIDSON~~ Hamilton

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

Witness my hand and official seal, this the 26th of November, 2024.

Notary Public
My Commission Expires: 3/8/32
(SEAL)

CHRISTINA MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #NP0678100
COMM EXPIRES: MARCH 8, 2032

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 November 26 and December 2 (respectively), 2024.

Affiant Signature

November 4, 2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 4th day of December, 2024.

Notary's Signature



My Commission Expires: _____
Date

Notary's Seal (if on paper)