Karen Johnson Davidson County
Batch# 1214597 DEEDQC
12/11/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20241211-0096066

PREPARED BY:
Meridian Capital Group LLC
5115 Maryland Way
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $1,300,000.00

ADDRESS OF NEW OWNER:
Jocelyn Cove, LLC
6415 Johnson Chapel Circle
Brentwood, TN 37027

AFFIANT

Subscribed and sworn to before me
this 9th day of September 2024.

NOTARY PUBLIC
My Commission Expires: 4/27/26

DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SEND TAX BILLS TO:
New Owner

Parcel ID: 12808000900

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Nashville Design Build, Inc,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Jocelyn Cove, LLC,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A FOR COMPLETE DESCRIPTION

This is real property commonly known as 6680 Jocelyn Hollow Road, Nashville, TN 37205.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of September, 2024.

Nashville Design Build, Inc.

By: Fred Leonard, Jr.
Its: President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Fred Leonard, Jr.**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President (or other officer authorized to execute the instrument) of Nashville Design Build, Inc., the within named bargainor, and that they, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 9th day of September, 2024.

DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 4/27/26

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 977-A, RESUBDIVISION OF LOT 977-A AND 977-B, WEST MEADE FARMS, INC., SECTION 16, as shown on plat of record in Book 6200, Page 666, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Jack L. McFadden, Sr. and wife, Virginia Jo McFadden, by Warranty Deed from Louis M. Fink and wife, Toby Fink, also known as Toby Fine, of record in Book 6170, Page 417, in the Register's Office of Davidson County, Tennessee, dated November 3, 1983 and recorded on November 4, 1983. Jack L. McFadden, Sr. died on June 16, 1998, leaving Virginia Jo McFadden as the surviving tenant by the entirety. Virginia Jo McFadden died on November 24, 2019, and her Last Will and Testament has been filed in Davidson County Probate Court (Case Number 20P91). Said Last Will and Testament devises this property to The Bypass Trust, and names Joseph McFadden as the Successor Trustee of The Bypass Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 977-A AND 977-B, WEST MEADE FARMS, INC., SECTION 16, as recorded in Book 6200, Page(s) 666.

Subject to the matters shown on the plats of record in Book 2663, Page 56, and Book 6200, Page 606, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2794, Page 607, in the Register's Office of Davidson County, Tennessee.
Easement for Driveway, recorded in Book 3502, Page 143, in the Register's Office of Davidson County, Tennessee.

Being same property conveyed to Nashville Design Build, Inc. on October 26, 2020 by Warranty Deed, Instrument No. 20201026-0123809 recorded in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 9, 2024.

J. Carlton Drumwright

9/9/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 9/9/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY