Karen Johnson
Batch # 1221241
12/30/2024 11:44:05 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241230-0101011

ADDRESS OF NEW OWNER:

JMJA, LLC
1115 Indian Point Drive
Brentwood, TN 37027

PREPARED BY:

John R. Phillips, Jr., Attorney
1000 Kennesaw Blvd.
Gallatin, TN 37066

SEND TAX BILLS TO:

Same

MAP/PARCEL:

Map & Parcel: 072-16-0-130-00

QUITCLAIM DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, TBH Properties, LLC, a Tennessee Limited Liability Company, conveys and quitclaims unto JMJA, LLC, a Tennessee Limited Liability Company, all right, title, and interest in and to the following property more particularly described as:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Part Two, Porter Heights of record in Plat Book 1424, Page 79, 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 that same property conveyed to JMJA, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated May 12, 2023, and recorded on May 15, 2023, as Batch #1003569 and Instrument #20230515-0036300 in the Davidson County Register's Office.
>
> And being that same property conveyed to TBH Properties, LLC, a Tennessee Limited Liability Company, by purported Quitclaim Deed from JMJA, LLC, a Tennessee Limited Liability Company, by Instrument dated July 23, 2024 and recorded on July 26, 2024 as Batch #1162740 and Instrument #20240726-0056536 in the Davidson County Register's Office.

IN TESTIMONY WHEREOF, I have hereunto set my signature on this 17 day of December, 2024.

TBH Properties, LLC
A Tennessee Limited Liability Company

BY: _____
JONATHAN ARBUCKLE
Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public for the State and County, aforesaid, JONATHAN ARBUCKLE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Managing Member of TBH Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of December, 2024.

_____
Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

This transaction is exempt from recordation tax pursuant to T.C.A. §67-4-409(a).

Affiant

Sworn to and subscribed before me this 17 day of December, 2024.

Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY