Karen Johnson Davidson County
Batch# 1257134 DEEDQC
04/07/2025 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250407-0026218

QUITCLAIM DEED

FROM: Major Brock

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: MJR Properties, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
MJR Properties, LLC 4218 Waterford Dr Charlotte, NC 28226, USA	Same	071-12-0L-002.00-CO

STATE OF North Carolina)
COUNTY OF Mecklenburg)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 3rd day of April, 2025.

Notary Public

My Commission Expires: 09/18/2027

Victoria F Kreeb
Notary Public
Mecklenburg County, NC

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Major Brock, an individual (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto MJR Properties, LLC, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 3rd day of April, 2025.

GRANTOR:

Major Brock

STATE OF North Carolina)

COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Major Brock, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in North Carolina this 3rd day of April, 2025.

Notary Public

My Commission Expires 09/18/2027

Victoria F Kreeb
Notary Public
Mecklenburg County, NC

EXHIBIT A

PROPERTY DESCRIPTION

Real property in Davidson County, Tennessee, being Unit B, The Homes at 1518 Jones Avenue, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for The Homes at 1518 Jones Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq, of record as Instrument No. 20220128-0010289, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Major Brock by Warranty Deed from AAF Investments, LLC of record in Instrument No. 20240731-0057993, Register's Office for Davidson County, Tennessee, dated July 26, 2024 and recorded on August 31, 2024.

CERTIFICATE OF AUTHENTICITY

I, Lindsay B. Dial, 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 April 3, 2025.

April 3, 2025
Date

Lindsay B. Dial

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of April, 2025.

Notary Public

My Commission Expires: 10/4/2027

