Karen Johnson Davidson County
Batch# 1297842 DEEDQC
07/15/2025 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250715-0055737

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11 day of July, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JNA Holdings, LLC **5505 Eulala Drive** **Nashville, TN 37211**	**New Owner**	**162-09-0-111.00**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jonathan Xa and Angie Xa, a married couple**, (hereinafter called the **"Grantor"**), hereby quitclaims and conveys all of **her** right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee described as follows, unto **JNA Holdings, LLC, A Tennessee Limited Liability Company**, (hereinafter called the **"Grantees"**), their heirs, successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14-B of Zone-Lot Division, Lots 10 thru 14, Plan of Hickory View, Section Two, as of record in Plat Book 5800, Page 294, Register's Office for said County.

Said Lot No. 14-B fronts 45.17 feet on the Westerly side of Eulala Drive and extends back 125.95 feet on the Northerly line and 137.01 feet on the Southerly line to a line in the rear measuring 36.00 feet thereon, according to a survey of Campbell Surveyors, dated September 22, 1986.

Being the same property conveyed to Jonathan Xa and Angie Xa, a married couple by deed from Linda M. King, an unmarried woman dated May 20, 2025 of record in Instrument No.20250523-0040857, Register's Office for Davidson County, Tennessee.

This property is known as **5505 Eulala Drive, Nashville, TN 37211**.

WITNESS, the hand of the undersigned this 11 day July 2025.

Jonathan Xa

Angie Xa

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jonathan Xa and Angie Xa, a married couple**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day July 2025.

My commission expires: Jan 31st 2026

Notary Public

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/14/25.

Date

Affiant Signature

7/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of July, 25.

Notary's Signature

My Commission Expires: Jan 31 2026

Date

Notary's Seal

