QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: May 8, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

3807 Burrus Street, LLC	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER (S) 061-14-0-213.00
(NAME) **1508 Gartland Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1299797 DEEDQC
07/18/2025 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250718-0056851

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

JOSHUA JENKINS AND JULIE JENKINS, HUSBAND AND WIFE

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

3807 BURRUS STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HIS HEIRS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Resubdivision of Part of Lots 73 and 74 on the Plan of Maplewood Home Tract of record in Plat Book 6050, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Miriam Gerber dated February 12, 2025 and filed for record on February 13, 2025 in Instrument no. 20250213-0011009, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua Jenkins and Julie Jenkins, husband and wife by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, dated February 12, 2025 and filed for record on February 14, 2025 as Instrument #20250214-0011172, Register of Deeds Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 3807 Burrus Street Nashville, TN 37216.

Witness our hands this the 16th day of July, 2025.

Joshua Jenkins

Julie Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Jenkins, 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 official seal, this the 16th day of July, 2025.

Notary Public
My Commission Expires: May 8. 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 16th day of July, 2025.

Notary Public
My Commission Expires: May 8. 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Heather Guthrie, 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 **July 16, 2025** (date of document).

Affiant Signature

July 18, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **18th** day of **July**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

