Karen Johnson Davidson County
Batch # 1299819 DEEDQC
07/18/2025 01:55:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250718-0056863

This Instrument Prepared By:

Justin G. Miller
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
JCJC Properties, LLC 5105 Harvard Court Brentwood, TN 37027	JCJC Properties, LLC 5105 Harvard Court Brentwood, TN 37027	105 14 0 C 206.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Connie Litchfield**, herein called "Grantor," by these presents does hereby quitclaim and convey unto **JCJC Properties, LLC,** a Tennessee limited liability company, herein called "Grantee", all of her right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 206 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101,et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Connie Litchfield by Quitclaim Deed dated November 1, 2022, from John A. Litchfield, Jr. of record in Instrument No. 20221107-0119396, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2310 Elliott Avenue #206, Nashville, TN 37204.

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

EXECUTED as of the 17th day of July, 2025.

Connie Litchfield

Connie Litchfield,
Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Jennifer Landreth, Notary Public, **Connie Litchfield** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 17th day of July, 2025.

Jennifer Landreth

Notary Public

My Commission Expires: 9.7.26

JENNIFER LANDRETH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is -$0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me before this the 17th day of July, 2025.

Notary Public

My Commission Expires: 9.1.26

44390.01.004

JENNIFER LANDRETH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY