QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

ADAM G. LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

File No.: MOD-25-601-4406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/8/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S&J Partners, GP	NEW OWNER	091 12 0V 001.00 CO
(NAME)	(NAME)	
601 44th Ave. No. Nashville, TN 37209	(SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **S & J PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **S&J PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. Three Hundred and Eleven (311) and Three Hundred and Thirteen (313), in Block 38 of NO. 1 PLAN OF WEST NASHVILLE, of record in Plat Book 57, Pages 74 and 75, in the Register's Office of Davidson County, Tennessee. Said lots join each other and front together, fifty feet (50') on the north side of Delaware Avenue, and extend back northwardly between parallel lines, along the east side of an alley one hundred fifty feet (150') to an alley 25 ft. wide, showing on said alley fifty feet.

Being the same property conveyed to S & J Partners, LLC, a Tennessee limited liability company, from Kathryn Gupton, an unmarried woman, by Warranty Deed dated November 18, 2024, recorded November 20, 2024, in Instrument No. 20241120-0090680, in the Register's Office of Davidson County, Tennessee.

This is **improved** property, known as 4406 Delaware Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26 day of August, 2025.

Karen Johnson Davidson County
Batch# 1315429 DEEDQC
08/27/2025 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250827-0068680

S & J Partners, LLC, a Tennessee limited liability company

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dana Loggins of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of S & J Partners, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of August, 2025.

Commission expires: 8/24/27

_____
Notary Public

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam Lafever, 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 August 26, 2025.

Affiant Signature

8/26/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 26 day of August, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. MOD-25-601-4406