Karen Johnson Davidson County
Batch # 1324417 DEEDQC
09/19/2025 02:37:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250919-0075178

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ELITE CONTRACTING & PROPERTIES, LLC** ("Grantor"), a Tennessee limited liability company, hereby remise(s), release(s), convey(s), and quit claim(s) unto EJR INCORPORATED (Grantee), all of its rights, title, and interests in the following described real property, to wit:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. B OF THIRTYFOUR-FORTYFIVE BRICK CHURCH PIKE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THIRTYFOUR-FORTYFIVE BRICK CHURCH PIKE, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20211123-0155471, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION: TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number 20220726-0085253 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the _____ day of **2025.**

ELITE CONTRACTING & PROPERTIES, LLC

By: Phillip Taylor, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Phillip Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **ELITE CONTRACTING & PROPERTIES, LLC**, and that he as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **ELITE CONTRACTING & PROPERTIES, LLC**, in his capacity as **Sole Member.**

WITNESS my hand and official seal at office this 5 day of September, **2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/4/2025

NATHANAEL CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires 0[illegible]2025

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 3 day of Sept. **August, 2025.**

NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

MY COMMISSION EXPIRES: 7-3-28

PROPERTY ADDRESS:	3445-B BRICK CHURCH PIKE NASHVILLE 37207
TAX PARCEL NO.:	050070**002.00**
PROPERTY OWNER:	EJR INCORPORATED
OWNER'S ADDRESS:	5070 Drakes Branch Rd, Nashville, TN 37218
MAIL TAX BILLS TO:	**owner at property address**