Karen Johnson Davidson County
Batch# 1327306 DEEDQC
09/26/2025 12:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250926-0076951

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/03/2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.**

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
AJS Holdings, LLC	**NEW OWNER**	**13614020100**
100 Newton Nook **Brentwood, Tennessee 37027**	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of September, 2025, the undersigned, **AMMA SEMENYA**, a Single Woman or whose Spouse has No Interest (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **AJS HOLDINGS, LLC,** a limited liability company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **906 LAUREN COURT, NASHVILLE, TENNESSEE 37217** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 77-A on the Plan of Zone Lot Subdivision Lots 76 & 77 of Harbor Gate, Sec. 2 of record in Plat Book 6200, Page 488, Amended Plat Book 6250, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amma Semenya, a Single Woman or whose Spouse has No Interest, by Warranty Deed from Apollonia Properties, Inc., a Tennessee Corporation of record as Instrument No. 20220906-0099919 dated September 2, 2022, and recorded on September 6, 2022, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 906 Lauren Court, Nashville, Tennessee 37217.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 25th day of September, 2025.

GRANTOR: AMMA SEMENYA

SIGNER: Amma Semenya

STATE OF North Carolina)
COUNTY OF Wake)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Amma Semenya,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of September, 2025.

Notary Public

07/21/2030
My Commission Expires

MELODY BAKER
Notary Public
Wake Co., North Carolina
My Commission Expires July 21, 2030

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 09/25/2025.

Affiant Signature

09/26/2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

