This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1331189 DEEDQC
10/07/2025 12:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251007-0080022

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JGH HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY P.O. BOX 1787 MADISON, TN 37116	SAME	033-12-0-083.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

Sworn to and subscribed before me this July 15, 2025.

Notary Public

My Commission Expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, JUDITH HARRIS and GLENN HARRIS, husband and wife, hereinafter called Grantor, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto JGH HOLDINGS, LLC, a Tennessee limited liability company, all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this JULY 15, 2025.

BY: _____
JUDITH HARRIS

BY: _____
GLENN HARRIS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDITH HARRIS and GLENN HARRIS with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 15th day of JULY, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 2/12/2029

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB 12, 2029

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Gateway, Section 1 of record in Book 3300, Page 39, Registers Office for said County.

Said Lot No. 40, which is a corner lot fronts 108.8 feet on the Northerly margin of Friendship Drive and fronts 75.44 feet on the Westerly margin of Friendship Court said frontages being joined by a curve having a length of 36.8 feet and extends back 162.4 feet on the Northerly line and 108.0 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Ruby B. Peal, an unmarried woman, by Warranty Deed from Tony F. Reagan and wife, Marye H. Reagan of record in Book 6160, Page 917, Register's Office for Davidson County, Tennessee, dated October 20, 1983 and recorded on October 21, 1983.

Being the same property conveyed to JUDITH HARRIS and GLENN HARRIS, husband and wife, by Warranty Deed of record from RUBY B. PEAL, an unmarried woman, in Instrument No. 20241231-0101611, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

This is improved property known as 209 Friendship Drive, Goodlettsville, Tennessee 37072.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 15, 2025 (date of document).

Signature

7/15/25
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of July 2025.

Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029