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
20251007-0080024

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JGH HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY 1430 NEELY'S BEND ROAD MADISON, TN 37115	SAME	063-00-0-167.00

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, GLENN HARRIS and wife, JUDY G. HARRIS, 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: _____
GLENN HARRIS

BY: _____
JUDITH G. 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 GLENN HARRIS and JUDITH G. 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

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

My Commission Expires: 2/12/2029

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

BEGINNING at a concrete monument on the west margin of Neely's Bend Road, near the intersection of Neely's Bend Road and Nawakwa Trail, travel thence S 12-06-34 E 625.91'; thence S 11-48-53 E 54.43' to the true point of beginning, and being the northeast corner of the tract herein described. From the point of beginning, travel S 11-50-50 E 210.16' to an iron pin; thence S 81-29-13 1856.09' to an iron pin; thence S 81-54-51 W 691.18' to an iron pin (passing an iron pin at 641.18') to the 396' contour at the east bank of the Cumberland River, thence upstream with the River, N 19-12-55 W 207.24' to a point, thence N 81-24-33 E 717.89' (passing an iron pin at 50') to an iron pin; thence N 81-29-04 W 1835.63' to the point of beginning and described according to a survey by Elkins Surveying Company dated September 20, 2011, shown as Tract 2 and containing 12.3 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PROPERTY CONVEYED TO JOEL MORALES AND WIFE, SAIRA B. CAZAREZ FROM CARL CASLER, WHICH DEED IS DATED DECEMBER 11, 2012 AND RECORDED AS INSTRUMENT NO. 20121212-0114368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Tract No. 1 of the Carl Casler Property, a plat of which is of record as Instrument No. 20121129-0109543, Register's Office for Davidson County, Tennessee and which Tract contains approximately 4.000 acres as per plat.

Being the same property conveyed to Anthony Paul Graddy by Warranty deed from Carl Casler, of record in Instrument No. 20130702-0068068, Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on July 2, 2013.

Being the same property conveyed to GLENN HARRIS and wife, JUDITH G. HARRIS, by Warranty Deed of record from ANTHONY PAUL GRADDY, in Instrument No. 20230523-0038834, 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.

This is improved property known as 1430 Neely's Bend Road, Madison, Tennessee 37115.

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