# QUITCLAIM DEED

Karen Johnson
Batch # 1336322
10/21/2025 11 24 00 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251021-0083760

W-DTR-25-1416-2

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 10 DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **JG Builds, LLC, a Tennessee limited liability company and Sanders Built Development LLC, a Tennessee limited liability company** | **SAME AS NEW OWNER** | |
| (NAME) **500 Yale Ave,** | (NAME) | **084-01-0-018 00** |
| (ADDRESS) **Madison, TN 37115** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **JG BUILDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JG BUILDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SANDERS BUILT DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 4 on the Plan of Overlook Park as shown on plan of record in Plat Book 1835, Page 62, 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 JG Builds, LLC, a Tennessee limited liability company of record in Instrument No 20251021-0083757, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1416 Rosebank Ave, Nashville, Tennessee 37206**

Witness my/our hand(s) this the 14 day of OCTOBER, 2025

JG Builds, LLC

BY: _____
Jessica Goldberg
Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA GOLDBERG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER AND MANAGER of JG BUILDS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER AND MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 14th of October, 2025

14TH

_____
Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212