Karen Johnson
Batch # 1342342
11/05/2025 03 46 20 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251105-0088350

QUITCLAIM DEED

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 4 DAY OF November 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8-18-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
J&U Realty, GP	**NEW OWNER**	
(NAME)	(NAME)	
209 Woodford Pl		**072130H00100CO** **072130H00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, JMR Investments, LLC ("Grantor") by these presents does herby convey, assign, and quitclaim to J&U Realty, GP, ("Grantee") its successors and assigns, all of 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 situated in Davidson County, Tennessee, being Units A & B, as established in Declaration of Covenants, Conditions and Restrictions for NineTwentyEight West Avenue, a horizontal property regime with private elements, of record at Instrument No 20241105-0085756, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being the same property conveyed to JMR Investments, LLC, a limited liability company by Warranty Deed from Brandon Crawford and Andrea C. Crawford, husband and wife of record in Instrument No. 20240924-0074008, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

PH

This is improved property known as 926 & 928 West Ave, Nashville, TN 37206

Witness my hand this the 4 day of November, 2025.

JMR Investments, LLC

Joseph M Roberts III

Joseph M Roberts, III
Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 4 day of November, 2025, before me personally appeared Joseph M. Roberts, III to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the Managing Member of JMR Investments, LLC, the within named bargainor, a limited liability company, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of JMR Investments, LLC as such Managing Member thereof.

Witness my hand and official seal, this the 4 day of November, 2025

Notary Public
My Commission Expires

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

PH