Karen Johnson Davidson County
Batch# 1349039 DEEDQC
11/20/2025 04:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251120-0093001

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 20 day of November, 2025. Notary Public My Commission Expires: 1.24.29 JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
JSA, LLC **906 Aspen St. NW** **Washington D.C. 20119**	**New Owner**	**Map 81.11 Parcel 040.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Howard Lee, Jr., a single man,,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **JSA LLC, a Washington D.C. Limited Liability Company,** (hereinafter referred to as "Grantee"), its successors and assigns, 37.5% of his undivided interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 281 on the Map of J. M., T.J., and G.W. Harding's plan of record in Book 21, Page 80, Register's Office for said county.

Said Lot No. 281 fronts 50 on the west side of 21st Avenue North and extends back between parallel lines 158 feet to an alley.

Being the same property conveyed to Howard Lee and wife, Josephine Crowder Lee, by Warranty Deed from Leo D. Brown, unmarried, of record in Book 2151, page 157, said Register's Office for Davidson County, Tennessee. Howard Lee has since passed and upon his death, title was vested in his wife, Josephine Crowder Lee as sole surviving tenant by the entirety. Josephine Crowder Lee has since died on February 8, 2018, and her interest to the property has been vested in her children, Howard Lee, Jr., Kenneth Wayne Lee, Brenda Joyce Williamson, and Sharon Lee Farmer, by Affidavit of Heirship in record of Instrument No. 20190517-0046654, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Brenda Joyce Williams and Sharon Lee Farmer by Quitclaim Deed from Kenneth Lee, unmarried, in record of Instrument No. 20220110-0002969, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Howard Lee, Jr., by Quitclaim Deed from Sharon Lee Farmer in record of Instrument No. 20220607-0064922, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Howard Lee, Jr., by Quitclaim Deed from Brenda Joyce Williamson in record of Instrument No. 20250922-0075465, Register's Office for Davidson County, Tennessee.

This is an improved property commonly described as 1725 21st Avenue North, Nashville, TN 37208.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 20 _ day of November, 2025.

{Notary Block on Next Page}

Grantor:

Howard Lee, Jr.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 20 day of November, in the year 2025, before me the undersigned, personally appeared Howard Lee, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 20 day of November, 2025.

Notary Public

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Certificate of Authenticity

I, Robert J. Notestine, 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 Nov. 20, 2025.

AFFIANT SIGNATURE

11/20/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 20 day of November, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.2.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-2-2029