Karen Johnson Davidson County
Batch# 1356967 DEEDQC
12/11/2025 03:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251211-0098887

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 8 day of August, 2025.

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

Notary Public **Affiant**

My Commission Expires: _____

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
TBH PROPERTIES, LLC 1510 Harwood Drive Units A & B Nashville, TN 37206	TBH PROPERTIES, LLC 1115 Indian Point Dr. Brentwood, TN 37027	072-16-3W-001.00-CO 072-16-3W-002.00-CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **JMJA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by and through its Members,** by these presents does hereby quitclaim and convey unto **TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, and his successors, heirs, and assigns, all his right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Nos. A and B, of the Declaration of Covenants, Conditions and Restrictions for the Fifteen-Ten Harwood Drive, a Horizontal Property Regime with private elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230911-0071070, 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 Richard F. Keary and wife, Ann F. Keary by Warranty deed from Donnie E. McGrew and wife, Norma F. McGrew of record in Book 4493, page 749, Register's Office for Davidson County, Tennessee, dated April 7, 1971, and recorded on April 15, 1971.

Ann Fuqua Keary died July 9, 2009, leaving Richard F. Keary as the surviving tenant by the entirety.

Richard Francis Keary died September 14, 2022, his estate being administered through Davidson County Probate Court, Docket No. 22P1924.

Being the same property conveyed to JMJA, LLC a Tennessee limited liability company by Warranty Deed from Karen Thoten, Executrix of Estate of Richard F. Keary, and Katherine King, an unmarried person, Karol Keary, an unmarried man, Mary Keary, an unmarried person, Karen Rhoten, a married person, and Cynthia Janssen, a married person, devisees under the Last Will and Testament of Richard F. Keary, Docket No. 22P-1924 in the Circuit Court for Davidson County, Tennessee, dated May 12, 2023 and recorded May 15, 2023 in Instrument No. 20230515-0036300, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to TBH Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from JMJA, LLC a Tennessee limited liability company dated July 23, 2024 and recorded July 26, 2024, in Instrument No. 20240726-0056536, Register's Office of Davidson County, Tennessee.

TBH Properties, LLC, a Tennessee limited liability company further conveyed their interest to JMJA, LLC, a Tennessee limited liability company by quitclaim deed dated December 17, 2024, of record in Instrument No. 20241230-0101011, said Register's Office. For further reference see Scrivener's Affidavit of record in Instrument No. 20250509-0036376 said Register's Office for Davidson County, Tennessee correcting the legal description.

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

Witness my hand this 8 day of AUGUST, 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

JMJA, LLC, a Tennessee Limited Liability Company

By: JONATHAN A. ARBUCKLE, MEMBER

By: JEREMY MARTIN, MEMBER

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned authority, Devin F. Park, a Notary Public of the State and county mentioned, personally appeared **JONATHAN A. ARBUCKLE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a managing member (or other officer authorized to execute the instrument) of **JMJA, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a managing member (or other authorized officer).

Witness my hand, at office, this 8th day of August, 2025.

Notary Public

My commission expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, the undersigned authority, Sandra Garrett, a Notary Public of the State and county mentioned, personally appeared **JEREMY MARTIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a managing member (or other officer authorized to execute the instrument) of **JMJA, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a managing member (or other authorized officer).

Witness my hand, at office, this 31st day of July, 2025.

Notary Public

My commission expires: 4.19.2028

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **8/8/2025** [DATE].

AFFIANT SIGNATURE

12/11/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **11th** day of **December**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

