NEW OWNER:
J&L PROPERTIES, LLC
6768 Ascot Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 08616006300 (PARCEL I)
Map & Parcel No.: 15003011800 (PARCEL II)
Map & Parcel No.: 15003014300 (PARCEL III)

Karen Johnson Davidson County
Batch # 1367769 DEEDQC
01/09/2026 08:53:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002005

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JUSTIN DANIEL BRATCHER a/k/a JUSTIN D. BRATCHER, an unmarried man** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **J&L PROPERTIES, LLC, a Tennessee limited liability company,** its successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

PARCEL I:

Being known and designated as all of Lot No. 50, on the Plan of Central Valley Subdivision, of record in Plat Book 5800, Page 71, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JUSTIN DANIEL BRATCHER, an unmarried man, by Warranty Deed from George P. Zervas and Jenny Zervas, husband and wife, dated April 17, 2018, and of record in Instrument No. 20180418-0036425, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **4317 & 4319 CENTRAL VALLEY DRIVE, HERMITAGE, TN 37076**.

PARCEL II:

Being known and designated as all of Lot No. 31-A, Zone Lot Division, Lots 5, 27, 28, and 31, Justin Towne Subdivision, Section 2, of record in Plat Book 5200, Page 536, amending Plat Book 5200, Page 459, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JUSTIN D. BRATCHER, an unmarried man, by Warranty Deed from Flora Hassan, an unmarried woman, dated August 1, 2016, and of record in Instrument No. 20160812-0083988, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **3102 JUSTIN TOWNE COURT, ANTIOCH, TN 37013**.

PARCEL III:

Being known and designated as all of Lot No. 29-B of Justin Towne, Section Two, of record in Plat Book 5200, Page 459, and amended as Zone Lot Division Lot 29, Justin Towne, Section Two, of record in Plat Book 5800, Page 321, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JUSTIN D. BRATCHER, unmarried, by Warranty Deed from Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust dated August 6, 2007, dated December 10, 2020, and of record in Instrument No. 20201214-0146935, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **3108 JUSTIN TOWNE COURT, ANTIOCH, TN 37013**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 7 day of January, 2026.

JUSTIN DANIEL BRATCHER

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUSTIN DANIEL BRATCHER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of January, 2026.

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2026

NOTARY PUBLIC

My commission expires:

****

I hereby swear or affirm that the actual consideration given for this transfer is **$0.00.**

AFFIANT

Sworn to and subscribed to before me this the 7 day of January, 2026.

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2026

NOTARY PUBLIC

My commission expires: