NEW OWNER:
J&L PROPERTIES, LLC
6708 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.: 08713004200 (PARCEL I)
Map & Parcel No.: 08713006500 (PARCEL II)
Map & Parcel No.: 08713001100 (PARCEL III)
Map & Parcel No.: 07111022900 (PARCEL IV)

Karen Johnson Davidson County
Batch # 1373335 DEEDQC
01/29/2026 12:57:32 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260129-0006337

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, 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. 171, on the Plan of Section Two, Valley Grove, of record in Plat Book 5200, Page 489, 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, unmarried, by Warranty Deed from George P. Zervas and Jenny M. Zervas, dated June 11, 2018, and of record in Instrument No. 20180613-0056812, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 909 & 911 BROOKE VALLEY COURT, HERMITAGE, TN 37076.

PARCEL II:

Being known and designated as all of Lot No. 210, on the Plan of Valley Grove, Section 3, of record in Plat Book 5800, Page 153, 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, unmarried, by Warranty Deed from George P. Zervas and Jenny M. Zervas, dated June 11, 2018, and of record in Instrument No. 20180613-0056807, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 4617 & 4619 FOREST RIDGE DRIVE, HERMITAGE, TN 37076.

PARCEL III:

Being known and designated as all of Lot No. 161, on the Plan of Gina Hill, of record in Plat Book 5800, Page 75, 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, unmarried, by Warranty Deed from George P. Zervas, married, dated June 11, 2018, and of record in Instrument No. 20180613-0056800, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 4432 & 4434 GINA BROOKE DRIVE, HERMITAGE, TN 37076.

PARCEL IV:

Being known and designated as all of Lot Nos. 198 and 199, on the Plat of The Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot Nos. 198 and 199 front twenty-five (25) feet each on the Easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to JUSTIN DANIEL BRATCHER, unmarried, by Warranty Deed from Ju Ju, LLC, a Tennessee limited liability company, dated July 1, 2014, and of record in Instrument No. 20140702-0058119, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **1429 PENNOCK AVENUE, NASHVILLE, TN 37207**.

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 22 day of January, 2026.

JUSTIN DANIEL BRATCHER

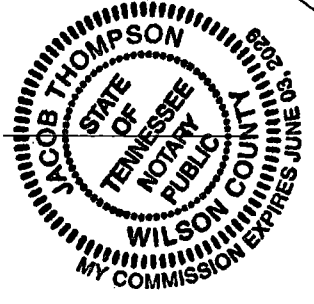
STATE OF TENNESSEE

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 22 day of January, 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 22 day of January, 2026.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029