Karen Johnson Davidson County
Batch# 1393182 DEEDQC
03/16/2026 11:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260316-0020598

**This Instrument Prepared By:**

**Michael R. Griffin**
**GULLETT SANFORD ROBINSON & MARTIN PLLC**
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is $0.00.

**AFFIANT**

Subscribed and sworn to before me, this 9th day of March, 2026.

Notary Public

My Commission Expires: 11-5-29

LYNNE JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2029

**Address New Owners As Follows:**
Jacob G. Barber
2929 West Main Street, Suite A
Visalia, CA 93291

**Send Tax Bills To:**
SAME

**Map-Parcel Numbers:**
081-16-2A-007.00

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that **M.J. MANAGEMENT SERVICES, LLC, a California limited liability company** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JACOB G. BARBER** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The legal description is the same as in the previous instrument of record. A new legal description was not prepared for this transaction.

This is improved property known as 1035 B Scovel Street, Nashville, TN 37208.

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

*{Signature page to follow}*

[The remainder of this page is intentionally left blank.]

**WITNESS** my hand this 3 day of March, 2026.

**GRANTOR:**

**M.J. MANAGEMENT SERVICES, LLC,**
a California limited liability company

By: _____
Jacob G. Barber, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACOB G. BARBER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 3 day of March, 2026.

_____
Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2028

## EXHIBIT A

### Property Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 7 of Scovel Row, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Scovel Row, a Horizontal Property Regime, of record in Instrument No. 20190919-0094897 and amended in Instrument No. 20191126-0122404, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-I" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to M.J. Management Services, LLC, a California limited liability company, by deed from Joseph J. Shields, IV, unmarried, of record as Instrument No. 20240501-0031872, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, Michael R. Griffin, 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 March 3, 2026.

Affiant Signature

Date: March 16, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 16th day of March, 2026.

Notary's Signature

My Commission Expires: 11-5-2029

Notary's Seal

LYNNE JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2029