Karen Johnson Davidson County
Batch# 1424022 DEEDQC
05/21/2026 03:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260521-0046632

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This quitclaim deed was prepared without the benefit of a title search.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| 1909 10th JB Real Estate, LLC<br>116 Agnes Rd Ste 200<br>Knoxville, TN 37919 | NEW OWNERS | Unit1909A:<br>081070Q90001CO<br><br>Unit 1909B:<br>081070Q00201CO |

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, **James Banker,** by these presents does hereby quitclaim and convey unto **1909 10TH JB REAL ESTATE, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

The following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 1909A and 1909B of Nineteen-Nine Tenth Avenue North, A Horizontal Property Regime With Private Elements established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20231027-0084133, in the Register's Office for Davidson County, Tennessee, said units depicted in Exhibit "B" to which Declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Banker by Warranty Deed from Tina Rorabeck Tipton and Joseph Tipton, wife and husband, dated February 6, 2026, and recorded February 10, 2026, in Instrument No. 20260210-0010250, Register's Office of Davidson County, Tennessee.

Commonly known as 1909 10th Avenue North Units A and B, Nashville, Tennessee 37208.

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~

The actual consideration for this transfer is $0.00.

James Banker
Affiant

Subscribed and sworn to before me this the 14 day of May 2026.

Notary Public

My commission expires:
(Affix Seal)
11/20/2026

SEE ATTACHED CERTIFICATE

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14 day of May 2026.

**James Banker**

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Marin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **James Banker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14 day of May 2026.

JEREMY FRECH
Notary Public - California
Marin County
Commission # 2427422
My Comm. Expires Nov 20, 2026

**Notary Public**

My Commission Expires: 11/20/2026

# California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**State of California**

**County of** Marin

**S.S.**

Subscribed and sworn to (or affirmed) before me on this 14 day of May (Month),

20 26, by James Barmeyer Bantey, JR. and

(Name of Signer (1))

_____, proved to me on the basis of

(Name of Signer (2))

satisfactory evidence to be the person(s) who appeared before me.

_____

Signature of Notary Public

Jeremy Frech

For other required information (Notary Name, Commission No. etc.)

JEREMY FRECH
Notary Public - California
Marin County
Commission # 2427422
My Comm. Expires Nov 20, 2026

Seal

*OPTIONAL INFORMATION*

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.*

## Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Quitclaim Deed

containing _____ pages, and dated _____

**Additional Information**

**Method of Affiant Identification**

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

_____

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**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 5-14-26

Affiant Signature

21st day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605210046632