Karen Johnson
Batch # 1427048
06/02/2026 08:49:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260602-0049308

PREPARED BY:

Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This Instrument was prepared based solely upon information, provided by the parties with no title exam being made nor title opinion given. The parties hold Preparer harmless from all attendant liability, pursuant to law.

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
J&M PARTNERS a TN General Partnership 6700 Darden Place Nashville, Tennessee 37205	NEW OWNER	090-16-0-031.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee to the Grantor, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MILLER D. HAND and JASON M. HAND ("Grantor," collectively herein) by these presents, do hereby remise, release transfer, quitclaim and convey to J&M PARTNERS, a Tennessee general partnership ("Grantee"), all of their right, title and interest in and to that certain tract(s) or parcel(s) of real property, lying in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Charlotte Park, Section 1 of record in Plat Book 2663, Page 4, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 80 feet on the southerly side of American Road and runs back 149 feet on the westerly line and 102 feet on the easterly line to a broken line in the rear measuring 93 feet thereon.

AND BEING part of the same property conveyed to Jason M. Hand and Miller Hand, as Tenants in Common, by warranty deed, dated October 24, 2016, from William E. Mitchell and Karen M. Mitchell, as husband and wife, recorded on October 27, 2016, as Instrument No. 20161027-0113504, Register's Office for Davidson County, Tennessee.

BEING IMPROVED REAL PROPERTY COMMONLY KNOWN AS: 515 American Road
Nashville, Tennessee 37209

This conveyance is made subject to such limitations, restrictions and encumbrances as affect the premises. New legal descriptions were not prepared for this instrument. The above legal description is taken from previous instrument(s) of record.

WITNESS MY HAND as of this 7th day of April, 2026.

MILLER D. HAND, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for the said County and State, MILLER D. HAND, the above bargainer, with whom I am personally acquainted and who acknowledged that he did execute the within instrument for the purposes therein contained.

WITNESS MY HAND, this 7th day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 9-7-26

CHARLES B. GRIFFITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

JASON M. HAND, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for the said County and State, JASON MILLER HAND a/k/a JASON M. HAND, the above bargainer, with whom I am personally acquainted and who acknowledged that he did execute the within instrument for the purposes therein contained.

WITNESS MY HAND, this 30 day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 9-7-2026

CHARLES B. GRIFFITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER is ZERO and ~~00/100~~ Dollars ($00.00).

Patricia A. Hand
AFFIANT

Sworn to and subscribed before me, this 7th day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 9-7-2026

CHARLES B. GRIFFITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON