Karen Johnson Davidson County
Batch# 1437292 DEEDQC
06/23/2026 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260623-0056533

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 11 day of JUNE, 26.

Notary Public

My Commission expires 1/22/30

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
JAS Commercial Holdings, LLC
2306 Winford Ave
Nashville, TN 37211

SEND TAX BILLS TO:
JAS Commercial Holdings, LLC
2306 Winford Ave
Nashville, TN 37211

MAP AND PARCEL NUMBER: 11804021400

QUITCLAIM DEED
26NT00734

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

LAJ Investments, LLC

By these presents do remise, release and **QUITCLAIM** unto

JAS Commercial Holdings, LLC

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot Nos. 118 and 119 on the Plan of Grandview Heights of Record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L & R Plumbing, Inc., a Tennessee corporation from James A. Campbell, and wife, Juana Haven Campbell, by Special Warranty Deed dated 05/10/2021 and recorded 05/11/2021 in Instrument No. 20210511-0063021, Register's Office of said County.

BEING the same property conveyed to James A. Campbell and wife, Juana H. Campbell by General Warranty Deed dated July 22, 1987, from Jeffrey R. Hodges, James E. Hodges,

and Helen M. Hodges, d/b/a Hodges Enterprises and recorded on August 4, 1987 in Book 7315, page 131, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2303 Winford Avenue, Nashville, TN 37211-2143

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19 day of May, 2026.

Jorge Lopez, President JAS Commercial Holdings, LLC

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jorge Lopez, President**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **JAS Commercial Holdings, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19 day of May, 2026.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission expires: 1/22/2030.

202606230056533

Tennessee Certification of Electronic Document

I, Justin Foster 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 6/11/26 (date of document).

Affiant Signature

6/11/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of June, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027