Karen Johnson Davidson County
Batch# 1448057 DEEDQC
07/16/2026 02:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260716-0064607

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
JVS Investment Trust 1010 Chestnut Drive Escondido, CA 92025	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	042-08-0B-164-00.CO

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 Spencer Jernigan and Maria Jernigan, husband and wife**, by these presents do hereby quitclaim and convey unto **JVS Investment Trust dated January 1, 2022**, its heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 164, on the Plan of The Chadwick, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250218-0011571, and Scrivener's Affidavit of record in Instrument No. 20250221-0012739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract One:
Being the same property conveyed to 253 Nesbitt, LLC, a Tennessee limited liability company by Special Warranty deed from Anthony G. Didier and Robert D. Dougher, as tenants in common of record in Instrument No. 20230607-0043349 Register's Office for Davidson County, Tennessee, dated June 02, 2023 and recorded on June 07, 2023.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Special Warranty Deed from 253 Nesbitt, LLC, a Tennessee limited liability company, in Instrument No. 20231129-0091996, Register's Office of Davidson County, Tennessee, dated November 28, 2023 and recorded on November 29, 2023.

Being a portion of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Quitclaim Deed from NESBITT, LLC, a Tennessee limited liability company of record in Instrument No. 20231129-0091997, Register's Office for Davidson County, Tennessee, dated November 28, 2023 and recorded on November 29, 2023.

Tract Two:
Being the same property conveyed to West Wood Communities Inc., a Tennessee corporation as to a one-half (1/2) undivided interest and Robert J. Wingo, as to a one-half (1/2) undivided interest by Warranty Deed from Cadence Bank N.A. dated May 21, 2010 and recorded May 24, 2010 in Instrument No. 20100524-0039740, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert J. Wingo Jr. and Robert J. Wingo by Quitclaim Deed from West Wood Communities Inc., of recorded in Instrument No. 20131105-0114838, Register's Office for Davidson County, Tennessee, dated October 22, 2013 and recorded on November 05, 2013.

Being the same property conveyed to Legacy South, LLC by Warranty Deed form Robert J. Wingo, Jr. as to a 25% interest and Robert J. Wingo as to a 75% interest of recorded in Instrument No. 20241101-0084869, Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 01, 2024.

Being a portion of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert J. Wingo, Jr. and Robert J. Wingo of record in Instrument No. 20241101-0084870 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 01, 2024.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Quitclaim Deed from Legacy South, LLC, a Tennessee limited liability company, dated November 20, 2024 and recorded November 21, 2024 in Instrument No. 20241121-0091247, Register's Office of Davidson County, Tennessee (for the express purpose of combining parcels into one single tax parcel).

Being a portion of the same property conveyed to James Spencer Jernigan and Maria Jernigan, husband and wife by Special Warranty Deed from Legacy South, LLC, a Tennessee limited liability company of record in Instrument No. 20260605-0050081 Register's Office for Davidson County, Tennessee dated May 29, 2026 and recorded on June 5, 2026.

Being also known as 316 B Mulberry Terrace, Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29th day of May, 2026.

James Spencer Jernigan
Affiant

My commission expires:
(Affix Seal)

See Attached
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 29th day of May, 2026.

James Spencer Jernigan
James Spencer Jernigan

Maria Jernigan
Maria Jernigan

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Spencer Jernigan and Maria Jernigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2026.

See Attached
Notary Public

My Commission Expires: _____

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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 Riverside

Subscribed and sworn to (or affirmed) before me on this 29 (Date) day of May (Month), 20 26 (Year), by

(1) James Spencer Jernigan

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JILL A. COLLINI
COMM. #2498112
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
Comm. Expires: SEPT 17, 2028

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 5/29/2026 Number of Pages: 2

Signer(s) Other Than Named Above: _____

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Riverside

On May 29, 2026 (Date) before me, Jill A Collini, Notary Public (Here Insert Name and Title of the Officer),

personally appeared James Spencer Jernigan & Maria Jernigan (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JILL A. COLLINI
COMM. #2498112
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
Comm. Expires: SEPT 17, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jill A. Collini
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 5/29/2026 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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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 May 29. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 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

202607160064607