Karen Johnson
Batch # 1462902
08/24/2026 12:05:34 PM
Fees: $27.00 Taxes: $0.00
20260824-0078357
Davidson County
DEEDQC
5 pgs

This Instrument Prepared By: LACANAS C. JORDAN at 1152 Jason Circle, Ashland City, TN 37015, USA

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

LACANAS C. JORDAN, not married, of 1152 Jason Circle, Ashland City, TN 37015, USA, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto LJ & CJ PROPERTIES LLC, a Tennessee corporation, whose tax mailing address is 1152 Jason Circle, Ashland City, TN 37015, USA, (the "Grantee") as the sole tenant, the following described real estate located in the county of DAVIDSON, State of Tennessee:

RAW LAND - SULPHUR CREEK RD.

Being all or part of the same property described in the County Register's Deed book 20020319, Page 0034121.

IN WITNESS WHEREOF the Grantor has executed this instrument this 12th day of August, 20 26.

Signed in the presence of:

Mary L. Thompson
Witness signature

Mary L. Thompson
Witness name

LaCanas C. Jordan
LACANAS C. JORDAN

TAI

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Lisa R. Caldwell, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared LACANAS C. JORDAN, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this QUITCLAIM DEED, and acknowledged that they executed this QUITCLAIM DEED with lawful authority as a free and voluntary act.

WITNESS my ~~hand~~ and Notarial Seal at office this 12th day of August, 2026

Lisa R Caldwell

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 11/5/29

LISA R. CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
LaCanas C. Jordan Affiant
Subscribed and sworn before me this the
24 Day of Aug, 2026.
J. Rivera, Deputy Register

Exhibit A

Davidson County DEEDWARR
Recvd: 09/21/00 12:53 2pgs
Fees:11.00 Taxes:136.90
20000921-0093919

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
20L-090062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $37,000.00.

LaCanas C. Jordan
Affiant

Sworn to and subscribed before me on this the 11th day of September, 2000.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: ____

MORTGAGEE:

Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. LaCanas C. Jordan	Same	047-00-0 035.0
4008 Chase Point Place	4008 Chase Point Place	
Joelton, TN 37080	Joelton, TN 37080	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **BILLY E. HOLLIS, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **LACANAS C. JORDAN, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 13th Civil District of Davidson County, TN, being the last part of Lot No. 2 and No. 3 on Plan "B" in One Partition of the Lands of W. J. Simpkins, deceased, as of record in Minute Book "L", Page 437, of the County Court of said County described as follows:

BEGINNING at a point in the Southerly margin of Sulphur Creek Road, said point being the Northwest corner of the Lawrence Murphy, et ux. property of record in Book 5599, Page 469, Registers' Office for Davidson County, TN, and the Northeast corner of the herein-described tract; thence South with the Westerly lines of Lawrence Murphy, et ux. property of record in Book 5599, Page 469, of Mrs. Martha C. Johnson property of record in Book 3977, Page 132 of Matthew Walker, et ux. properties of record in Book 1788, Page 149, and Book 2024, Page 13, recorded in the Registers' Office for Davidson County, TN, approximately 1750 feet to a point on the Westerly line of Matthew Walker, et ux. property of record in Book 2024, Page 13, said Registers' Office and the H. B. Reasonover, et ux. property of record in Book 2034, Page 285, said Register's Office meet to form the Northeast of the said Reasonover property and the Southeast corner of the herein-described tract; thence Northwest with the said Reasonover's North property line approximately 430 feet to a point, which is the Southeast corner of the Buford B. Vester, Jr. property of record in Book 3924, Page 585, said Registers' Office and the Southwest corner of the herein-described tract; thence with the said Vester's East property line North approximately 1530 feet to the Southerly margin of Sulphur Creek Road; thence with said margin East approximately 516.4 feet to the point of beginning, and containing 16.8 acres, more of less.

BEING the same property conveyed to BILLY E. HOLLIS by Deed from JAMES W. HILL and wife, BRENDA C. HILL of record in Book 9981, Page 594, Register's Office for Davidson County, TN.

This is (improved/unimproved) property known as --- S. Side Sulphur Creek Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 (my/our) hand(s) this the 11th day of September, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BILLY E. HOLLIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BILLY E. HOLLIS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 11th day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 5.9.2001

Register's Fee $ _____

Mail Tax Notice to: LJ & CJ PROPERTIES LLC, 1152 Jason Circle, Ashland City, TN 37015, USA
Parcel Number: 35.00