Karen Johnson
Batch # 1462902
08/24/2026 12:05:34 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260824-0078358

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:

20041129-0154 01/4/864

LAND IN DAVIDSON COUNTY, TENNESSEE, LOT 10B ON ZONE LOT DIVISION OF LOT #10,11,& 12 OF HOMEACRES SUBDIVISION, OF RECORD IN PLAT ~~BOOK 6250, PAGE 866~~ REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. ADDRESS 639 CENTER ST, MADISON, TN 37115

Being all or part of the same property described in the County Register's Deed book 6250, Page 866.

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 12 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
$ —
LaConas C. Jordan, **Affiant**
Subscribed and sworn before me this the
24 **Day of** Aug, 2026
J Rivera **Deputy Register**

Register's Fee $ _____

Mail Tax Notice to: LJ & CJ PROPERTIES LLC, 1152 Jason Circle, Ashland City, TN 37015, USA
Parcel Number: PARCEL 120

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/04 15.23 2pgs
Fees:13.00 Taxes:308.95

20041129-0141684

BETTY HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Feb. 18, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacanas Jordan	America's Wholesale Lender	MAP 052-07
(NAME)	(NAME)	
639 Center Street	4500 Park Granada	PARCEL 120
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wanda K. York Meryyan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lacanas Jordan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 10B on the Zone Lot Division of Lots No. 10, 11, & 12 of Homeacres Subdivision, of record in plat Book 6250, Page 866, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Wanda K. York, unmarried, by Warranty Deed dated February 4, 1994, from Nevin H. Downs of record in Book 9243, page 145, Register's Office for Davidson County, TN

The said Wanda K. York now being Wanda K. Meryyan.

This is not the principal residence of the Grantor.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 639 Center Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 hand this 23rd day of November, 2004

Wanda K York Meryyan
Wanda K. York Meryyan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda K. York Meryvan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of November, 2004.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public