Karen Johnson
Batch # 1470512
09/09/2026 12:05:42 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260909-0083556

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:

LOT 157, PAYNE, BLACKMORE AND CUMMINGS ADDITION TO NASHVILLE, PLAT BOOK 57, PAGE 70 - 707 S 13TH ST, NASHVILLE TN 37206.

Being all or part of the same property described in the County Register's Deed book PLAT BOOK 57, Page 70.

IN WITNESS WHEREOF the Grantor has executed this instrument this 2 day of September, 2026.

Signed in the presence of:

Witness signature

Bernice Goodwin
Witness name

LACANAS C. JORDAN

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 2 day of September 2026

Lisa R Caldwell

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 11/5/2029

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

_____, **Affiant**

Subscribed and sworn before me this the 9 **Day of** Sep, 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: 094 01 0 207.00

EXHIBIT A
Legal Description

Property known as 707 S. 13th St. Nashville, TN 37206, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot 157, Payne, Blakemore and Cummings addition to Nashville, as shown on plat of record in Plat Book 57, Page 70, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot fronts 50 feet on the easterly side of South 13th Street and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Lacanas Jordan,unmarried, by deed from Donald T. Sloan and wife, Kimberly Sloan dated 04/04/2005 filed and recorded 05/02/2005 of record in Instrument No. 20050502-0048551,said Register's Office.

Tax Map and Parcel ID is as follows 094 01 0 207.00