Karen Johnson Davidson County
Batch # 1470677 DEEDQC
09/10/2026 08:05:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260910-0083779

This Instrument was Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Brian T. Hurst, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Name & Address of New Owner(s):	Send Tax Bill(s) To:	Map & Parcel No.:
Jaffar Salim 6290 S Monaco Way Centennial, CO 80111	New Owner(s)	092-06-0-340.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey unto **JAFFAR SALIM, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 61 on the Plan of L.C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part the same property conveyed to JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, by Warranty Deed from BRANDI JONES, dated March 12, 2019 and recorded March 13, 2019 of record in Instrument No. 20190313-0023058, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, by deed from JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, dated June 14, 2024 of record as Instrument no. 20240624-0046888, said Register's Office. Said deed having since been corrected of Deed of Correction and Quitclaim Deed dated September 10th, 2026, of record as Instrument No. 20260910-0083779, said Register's Office.

This is "Improved" property known as **2830 Clifton Avenue, Nashville, TN 37209**. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description has been supplied by a third party and the Grantor and the attorney preparing this deed make no

warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of September, 2026.

Grantor:

JMS Property Group, LLC
A Tennessee limited liability company

Jaffar Salim

By: Jaff Salim
ts: Authorized Representative

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jaff Salim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the as Authorized Representative of JMS Property Group, LLC, the within named bargainor, a Colorado limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as the Authorized Representative.

Witness my hand, at office, this 8th day of September, 2026.

Notary Public

My commission expires: May 7th, 2028

This notarial act was performed with 2-way audio video technology using the Blend Signing Room

NOTARY PUBLIC STATE OF TEXAS

Nandi Turner
ID NUMBER
13248911-2
COMMISSION EXPIRES
May 7, 2028

AFFIDAVIT

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $ -0- .

AFFIANT

Subscribed and sworn to before me, this 8th day of September, 2026.

Notary Public

My Commission Expires: 1/22/29

JENNY L WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 22, 2029

True Copy Certification

I, Brian T. Hurst, 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 the 8th day of September, 2026.

Affiant Signature

9-8-2026
Date

State of Tennessee)

County of Williamson)

Sworn to and subscribed before me this 8th day of September, 2026.

Jenny L Wilson
Notary's Signature

My Commission Expires: 1/22/29

Notary' Seal (if on paper)

