File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/26/07 14:37 5 pgs
Fees:27.00 Taxes:0.00
20070926-0114938

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2007

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES MARCH 27, 2011

JUDITH A. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Judith Walden
U.S. Guest Services, Inc.
167 B Belle Forest Circle, Nashville, Tn 37221
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Galusha	Same	142 4 B 10CO
(NAME) 167 B Belle Forest Circle	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

U.S. Guest Services, Inc.

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Don Galusha, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), Their/His/Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B-5, Building "B" on the Plan of Building A, B, and C, Bellevue Office Park Condominium Offices, A Horizontal Property Regime Established by Master Deed of Record in Book 6040, page 701, Together with the undivided percentage interest in the Common Elements Appurtenant to said unit and as set forth in siad Master Deed. Reference is hereby made to the Plat of Building A, B, C, Bellevue Office Park, Condominium Office, as of record in Book 5800, page 177, for a more complete identificaiton and description of siad unit.

Being the same property conveyed to U.S. Guest Services, Inc. by deed fromJudith E. Walden and husband Arthur Don Galusha, of record in Deed Book 9355, page 828, Instrument Number, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 167 B Belle Forest Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 25th day of Sept., 20 07

Authur Don Galusha, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Authur Don Galusha,, President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of U.S. Guest Services, Inc., the within named bargainor, and corporation, and that he as such appointed President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the President, as such President, and attesting the same of the corporation, by the said President as such President.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 25th, day of Sept., 2007

Judith A. Anderson
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES MARCH 7, 2011

JUDITH A. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ACTION BY UNANIMOUS WRITTEN CONSENT
OF THE SHAREHOLDERS OF
U.S. Guest Services, Inc.

The following actions are taken and the following business is transacted by the written consent of the Shareholders of U.S. Guest Services, Inc., a Tennessee corporation (the "Company"), effective as of the 1st day of September, 2007, pursuant to Section 48-11-101 of the Tennessee Business Corporation Act, as amended, which consent and actions are evidenced by the signatures appended hereto, and which consent and actions are intended to have the same force and effect as a unanimous vote at a meeting duly called and held.

WHEREAS, the Company has entered into that certain agreement by and between the Company and Don Galusha, with respect to the Company of the right to purchase, sell, convey, assign, mortgage, or encumber, certain real property and improvements (the "Property"), as Owner, and the Shareholders now deem it advisable and in the best interest of the Company; and

NOW THEREFORE, BE IT RESOLVED, that the Shareholders of the Company, or any one of them, be and they hereby are authorized and directed, in the name of and on behalf of the Company, to execute and deliver any and all documentation deemed necessary or desirable to enter into the Loan and purchase the Property in accordance with the Contract, including, without limitation, a promissory note, a deed of trust, and a settlement statement, and the execution thereof by such Shareholder or Shareholders of the Company shall be conclusive evidence of the approval thereof by Shareholder or Shareholders; and be it

FURTHER RESOLVED, that the Shareholders of the Company, or any one of them, be and they hereby are authorized and directed, in the name of and on behalf of the Company, to take such further actions and execute and deliver such other documents as such Shareholder or Shareholders may deem necessary or desirable to fully implement the foregoing resolutions; and

FURTHER RESOLVED, that the Shareholders of the Company, or any one of them, be and they hereby are authorized and directed from time to time, in the name and on behalf of Company, to pay such fees, filing fees, taxes and disbursements required to effect the foregoing resolutions, including without limitation, any closing costs; and be it

FURTHER RESOLVED, that all acts and things heretofore done by any of such Shareholders of the Company, on or prior to the date on which the foregoing resolutions are adopted, in connection with the transactions contemplated by such resolutions, be and they hereby are ratified, confirmed and approved in all respects as acts of the Company.

IN WITNESS WHEREOF, the undersigned Shareholders of the Company have executed this Action by Unanimous Written Consent as of the 1st day of September, 2007.

Judith Walden, Shareholder

Arthur Don Galusha, Shareholder

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 9-25-2007

Notary Public James C. Smith

My Commission Expires: March 7, 2011

