Bill Garrett Davidson County
Batch# 53452 DEEDQC
01/31/2018 12:53:53 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180131-0009850

This Instrument Prepared By and After Recording Should Be Returned To:
WYATT, TARRANT & COMBS, LLP
(BAS)
333 Commerce Street, Suite 1400
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
T & P Ryan Properties, LLC 11027 Perwinkle Lane Louisville, KY 40291	T & P Ryan Properties, LLC 11027 Perwinkle Lane Louisville, KY 40291	129-15-0-A-049.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EDWARD C. RYAN, JR. and KIMBERLY R. RYAN**, husband and wife (hereinafter "Grantors"), do hereby quitclaim and convey unto **T & P RYAN PROPERTIES, LLC**, a Kentucky limited liability company (hereinafter "Grantee"), all of Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property")

This is improved property known as 21 Vaughns Gap Road, Unit #49, Nashville, Tennessee 37205. The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 25 day of January, 2018.

GRANTORS:

Edward C Ryan Jr.
EDWARD C. RYAN, JR.

Kimberly R Ryan
KIMBERLY R. RYAN

STATE OF INDIANA)
COUNTY OF CLARK)

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

Subscribed and sworn to before me, this 25 day of January, 2018.

NOTARY PUBLIC

My Commission Expires:

5/23/23

NOTARY ID# 666585
JEREMY S. MINTON
NOTARY SEAL PUBLIC
STATE OF INDIANA
MY COMMISSION EXPIRES MAY 23, 2023
COUNTY OF RESIDENCE: CLARK

*The preparer of this Quitclaim Deed has done so to facilitate a loan closing associated therewith and has not reviewed a survey or restrictive covenants, etc. for purposes of the conveyance.

STATE OF INDIANA)
COUNTY OF CLARK)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **EDWARD C. RYAN, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in the aforesaid state and county, this 25 day of January, 2018.

Notary Public

My Commission Expires:
5/23/23

NOTARY ID# 666585
JEREMY S. MINTON
NOTARY SEAL PUBLIC
STATE OF INDIANA
MY COMMISSION EXPIRES MAY 23, 2023
COUNTY OF RESIDENCE: CLARK

STATE OF INDIANA)
COUNTY OF CLARK)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **KIMBERLY R. RYAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in the aforesaid state and county, this 25 day of January, 2018.

Notary Public

My Commission Expires:
5/23/23

NOTARY ID# 666585
JEREMY S. MINTON
NOTARY SEAL PUBLIC
STATE OF INDIANA
MY COMMISSION EXPIRES MAY 23, 2023
COUNTY OF RESIDENCE: CLARK

EXHIBIT A

REAL PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 49, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Edward C. Ryan, Jr., by deed dated October 28, 1999, of record in Book 11750, Page 715, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

B Anthony Smith

Subscribed and sworn to before me, this 30th day of January, 2018.

NOTARY PUBLIC

My Commission Expires:

3/23/20

DONNA RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY