This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

Bill Garrett Davidson County
Batch# 55667 DEEDQC
02/05/2018 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180205-0011663

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| FAIRFAX HOLDINGS, LLC<br>3000 Vanderbilt Place, #110<br>Nashville, TN 37212 | SAME | 104-11-OA-033.00-CO |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAR 30, 2021

Sworn to and subscribed before me this 31st day of January, 2018.

Notary Public

My Commission Expires:

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, DANIEL A. GRIPPO, do hereby quitclaim, release and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to FAIRFAX HOLDINGS, LLC, a Tennessee Limited Liability Company.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

Whenever 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 January 31, 2018.

DANIEL A. GRIPPO

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL A. GRIPPO, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this January 31, 2018.

NOTARY PUBLIC

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

My Commission Expires: _____

## Exhibit A

## Property Description

A certain tract or parcel of land described as follows, to wit:

**A Certain condominium apartment in Davidson County, Tennessee, being Unit Number C-1, Parcel 33, in a horizontal property regime which is located on the plat of Villager West Condominium, of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.**

Being the same property conveyed to DANIEL A. GRIPPO, by Warranty Deed of record from Eric Trenkmann, married, in Instrument Number 20120405-0029140, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

The legal description is taken verbatim from prior deed of record.

This is improved property known as **2134 Fairfax Avenue, C-1, Nashville, TN 37212.**

## Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

James M Adcox III
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
*Notary's Name*

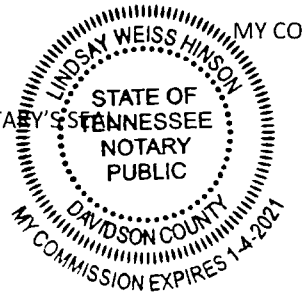
state, James M. Adcox III, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
*Notary Signature*

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).