Bill Garrett Davidson County
Batch# 83680 DEEDQC
04/23/2018 11:24:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180423-0037956

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
1994 Gallatin Pike N. Suite 315
Madison, TN 37115
615-649-0049

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Skytopia Investments, LLC		
3310 Lebanon Pike	**3310 Lebanon Pike**	**064120A92000CO**
Suite 203	**Suite 203**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

THIS INSTRUMENT, made and entered into this 23rd day of April, 2018, by and between **DOMINIQUE D. BATSON and C. GRAYCE BERNARD** *("Grantors")* and **SKYTOPIA INVESTMENTS, LIMITED LIABILITY COMPANY** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **DOMINIQUE D. BATSON and C. GRAYCE BERNARD**, Grantors, conveys and quitclaims his interests and all of his rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 920 of Fox Run Condominiums, Section 2, as of record in Book 5200, Page 148 (erroneously shown as Book 5100, Page 148 on prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Dominique D. Batson by special warranty deed from the Secretary of Veterans Affairs, an Officer of the United States of America, by deed recorded at instrument number 20160321-0026763, in the land records of Davidson County, Tennessee.

Being the same property conveyed to Skytopia Investments, LLC by deed from Dominique D. Batson of record on instrument number 20180423-0037956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 920 Old Fountain Place, Hermitage, TN 37076.

And now, **DOMINIQUE D. BATSON and C. GRAYCE BERNARD,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* its property interest into **SKYTOPIA INVESTMENTS, LIMITED LIABILITY COMPANY.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **DOMINIQUE D. BATSON**, has hereunto set his hand on this the ____ day of _____ 2018.

DOMINIQUE D. BATSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DOMINIQUE D. BATSON,** the Grantor, 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 Nashville (Davidson County) Tennessee this 23rd day of April 2018.

NOTARY PUBLIC

My Commission Expires: 12-07-2020

ANTHONY ADEWUMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

IN WITNESS WHEREOF, the Grantor, **C. GRAYCE BERNARD**, has hereunto set her hand on this the 23rd day of April 2018.

C. GRAYCE BERNARD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **C. GRAYCE BERNARD,** the Grantor, 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 Nashville (Davidson County), Tennessee this 23rd day of April 2018.

NOTARY PUBLIC

ANTHONY ADEWUMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

My Commission Expires: 12-07-2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **SKYTOPIA INVESTMENTS, LLC**

Subscribed and sworn to before me this 23rd day of April, 2018.

NOTARY PUBLIC

ANTHONY ADEWUMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

My Commission Expires: 12-07-2020