Bill Garrett Davidson County
DEEDQC
Batch# 96187 2 pgs
05/24/2018 08:23:43 AM
Fees: $12.00 Taxes: $0.00
20180524-0049664

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of this Quitclaim Deed.

KATIE VOSEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: June 30, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

Katie Vosel
Notary Public

My Commission Expires: June 30, 18

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sunnyside Ventures, LLC 1637 Whispering Hills Drive Franklin, TN 37069-7242	New Owner	171-02-0A-016.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Darren Gottschalk and Terri Gottschalk, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Sunnyside Ventures, LLC, a Tennessee Limited Liability Company,** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of Phase I, Brentwood Villa of record in Book 6900, Page 4, as amended in Book 6900, Page 5, as established by Master Deed of Brentwood Villa Condominium of record in Book 6923, Page 943, and as amended in Book 7035, Page 115, Book 7101, Page 730, Re-Recorded in Book 7143, Page 18 and Book 7423, Page 574, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Darren Gottschalk and Terri Gottschalk, husband and wife, by Warranty Deed from Jennifer M. Caldwell and Kerry Caldwell, wife and husband, of record in Instrument No 20180328-0028918 Register's Office for Davidson County, Tennessee.

This is improved property known as 114 Villa View Court, Brentwood, TN 37027.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is unencumbered, except for any mortgage liens and the 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record. However, this conveyance is made without the benefit of a title search.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2018.

Darren Gottschalk

Terri Gottschalk

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Darren Gottschalk and Terri Gottschalk, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of May, 2018.

Notary Public

My Commission Expires: June 30, 18

KATIE VOSEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JUNE 30, 2018