Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

Karen Y Johnson Davidson County
Batch# 161453 DEEDQC
11/15/2018 03:28:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181115-0112784

OFFICIAL SEAL
DAWAL BHARATKUMAR LIMBACHIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Feb 26, 2020

STATE OF Illinois
COUNTY OF Will

The actual consideration or value, whichever is greater, for this transfer is $0-

Joseph Michael Richmond
Affiant

Subscribed and sworn to before me this 10th day of November, 2018.

Notary Public
My commission expires: Feb 26th, 2020

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
XUXA, LLC 2863 MCKENNA DRIVE NEW LENOX, IL 60451	SAME	161-05-A-0 031.00 CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **JOSEPH MICHAEL RICHMOND, TRUSTEE OF THE JOSEPH MICHAEL RICHMOND TRUST DATED SEPTEMBER 18, 2009,** the Grantor, by these presents, does hereby quitclaim and convey to **XUXA, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** the Grantees, all his title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B-10, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, as the same appears of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JOSEPH MICHAEL RICHMOND, TRUSTEE OF THE JOSEPH MICHAEL RICHMOND TRUST DATED SEPTEMBER 18, 2009, by Warranty Deed dated DECEMBER 20, 2016 from TRAVIS A DYER AND WIFE, KRISTIE DAWN DYER, of record in Instrument No. 20161221-0134358, Davidson County Register of Deeds.

This conveyance is made 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 810 ASHLAWN PLACE, NASHVILLE, TN 37211.

Witness my hand this 10 day of NOVEMBER, 2018.

JOSEPH MICHAEL RICHMOND TRUST DATED SEPTEMBER 18, 2009

BY: Joseph Michael Richmond Trustee
JOSEPH MICHAEL RICHMOND, TRUSTEE

Acknowledgement

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Will

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH MICHAEL RICHMOND, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and that he is the TRUSTEE of JOSEPH MICHAEL RICHMOND TRUST DATED SEPTEMBER 18, 2009, and as the TRUSTEE of JOSEPH MICHAEL RICHMOND TRUST DATED SEPTEMBER 18, 2009 has authority to so act.

Witness my hand and seal this 10th day of November, 2018.

Notary Public
Commission expiration date: Feb 26th, 2020

OFFICIAL SEAL
DAWAL BHARATKUMAR LIMBACHIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Feb 26, 2020