# QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

*Affiant*

Subscribed and sworn to me on November 27, 2018.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Y Johnson Davidson County
Batch# 167996 DEEDQC
11/28/2018 02:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181128-0116121

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Steven and Courtney Slovenski<br>David and Kelly Germann<br>1604B Shackleford Road<br>Nashville, TN 37215 | SAME AS NEW OWNER | 131-03-0Z 002.00-CO |

**KNOW ALL MEN BY THESE PRESENTS** that, Steven and Courtney Slovenski, a married couple and TST Group, LLC as joint owners, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto, Steven and Courtney Slovenski, a married couple and David and Kelly Germann, a married couple, as joint owners, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, Being Unit No. B, on the Plan of Shackleford Place Townhomes, a Horizontal Property Regime with Private Elements, as established by and shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060202-0012952, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven and Courtney Slovenski, a married couple and TST Group, LLC as joint owners, by Quitclaim Deed from TST Group, LLC, a Delaware limited liability company, of record in Instrument No. 20180928-0096262, Register's Office for Davidson County, Tennessee, recorded on September 28, 2018. Being further the same property conveyed to TST Group, LLC, a Delaware limited liability company, by Warranty Deed from Lamar Raley and wife, Terri Raley, of record in Instrument No. 20161115-0120339 Register's Office for Davidson County, Tennessee, recorded on November 15, 2016.

This is improved property known as 1604B Shackleford Road Nashville, TN 37215.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand on November 26, 2018.

Steven Slovenski

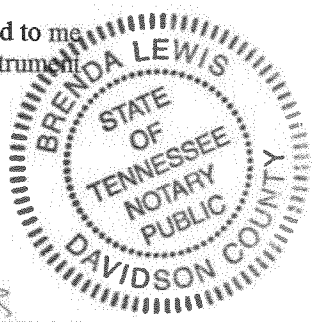
Courtney Slovenski

**TST Group, LLC**

By: David M Germann

STATE OF Tennessee
COUNTY OF Davidson

On November 27, 2018, before me personally appeared, Steven Slovenski, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.




Witness my hand and official seal on November 27, 2018.

My Commission Expires: 11-8-2021

Brenda Lewis
NOTARY PUBLIC

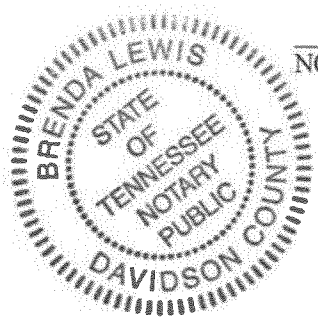
STATE OF Tennessee
COUNTY OF Davidson

On November 27, 2018, before me personally appeared, Courtney Slovenski, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on November 27, 2018.

My Commission Expires: 11-8-2021

Brenda Lewis
NOTARY PUBLIC



STATE OF California
COUNTY OF Ventura

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared David M Germann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative of TST Group, LLC, the within named bargainor, and that he as such authorized representative of TST Group, LLC, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as authorized representative of TST Group, LLC.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26 day of November, 2018.

NOTARY PUBLIC

My Commission Expires: Feb 22, 2019

REZA GHASSEMI
Commission # 2101052
Notary Public - California
Ventura County
My Comm. Expires Feb 22, 2019

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201811280116121