This instrument prepared by:
Todd Moore, PLC
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 175991 DEEDQC
12/19/2018 11:22:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181219-0123296

New owner:	Send tax bills to:	Tax Map/Parcel No:
Connemara South Properties, LLC 2101 Timberwood Drive Chanhassen, MN 55317	Connemara South Properties, LLC 2101 Timberwood Drive Chanhassen, MN 55317	42-07-0-053.00

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Connemara Properties, LLC,** a California Limited Liability Company, Grantor, does convey and quitclaim to **Connemara South Properties,** a Tennessee Limited Liability Company, Grantee, that certain parcel of land in Davidson County, Tennessee described as follows, to wit:

> LAND in Davidson County, TN, BEING Lot No. 17, on the Plan of Section 1, Morning View Subdivision, of record in Book 2133, page 95, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description.
>
> Being the same property conveyed to Grantor by warranty deed from William M. Duta, and Eliva P. Llangari Duta of record as Instrument # 20081209-0118903, said Register's Office.

This is improved real property known as **704 N. Graycroft Avenue. Madison, TN 37115.**

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

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 17th day of December, 2018.

CONNEMARA PROPERTIES, LLC
a California Limited Liability Company

James T. Denton, Jr., Managing Member

STATE OF MINNESOTA)
COUNTY OF CARVER)

Personally appeared before me the undersigned Notary Public of said County and State, James T. Denton, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Managing Member of Connemara Properties, LLC, a California Limited Liability Company (herein called the Maker/Grantor) and is authorized to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 17th day of DECEMBER, 2018.

Michele A. Kocka
Notary Public

My commission expires: 1/31/2020

MICHELE ANN KOCKA
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

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I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 18 day of December, 2018.

Christy Garrett Moore
Notary Public

My commission expires: 05/09/21

CHRISTY GARRETT MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-09-2021

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.