This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Y Johnson Davidson County
Batch# 182251 DEEDQC
01/10/2019 08:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190110-0002560

Address New Owner:	*Send Tax Bills To:*	*Map-Parcel*
POSTON AVENUE, LLC A TENNESSEE LIMITED LIABILITY COMPANY 3000 POSTON AVENUE, UNIT 204 NASHVILLE, TN 37203	WELLS FARGO HOME MORTGAGE PO Box 105647 ATLANTA, GA 30348-5647	104-02-2A-204.00CO

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this 11th day of December, 2018.

Notary Public
My Commission Expires:

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, I, PEGGY ANN SMITH AS TRUSTEE OF THE PEGGY ANN SMITH REVOCABLE LIVING TRUST DATED 4/11/2003, hereinafter called Grantor, for the express purpose of conveying all of my right, title and interest in this property, do hereby quitclaim and convey unto POSTON AVENUE, LLC, a Tennessee Limited Liability Company, all of its right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURES FOLLOW ON THE NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of December, 2018.

BY: _____, Trustee

PEGGY ANN SMITH, TRUSTEE OF THE
PEGGY ANN SMITH REVOCABLE LIVING TRUST
dated April 11, 2003

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY ANN SMITH AS TRUSTEE OF THE PEGGY ANN SMITH REVOCABLE LIVING TRUST DATED APRIL 11, 2003, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 11th day of December, 2018.

_____
NOTARY PUBLIC

My Commission Expires: _____

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit No. 204, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 204A and 204B on P-2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to PEGGY ANN SMITH AS TRUSTEE OF THE PEGGY ANN SMITH REVOCABLE LIVING TRUST DATED 4/11/2003 by Warranty Deed of record from THE POSTON AT THE PARK, LLC, a Tennessee Limited Liability Company, in Instrument Number 20181008-0099569, Register's Office for Davidson County.

The foregoing legal description is the same as contained in the prior deed of record.

This is improved property known as 3000 Poston Avenue, Unit 204, Nashville, TN 37203.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

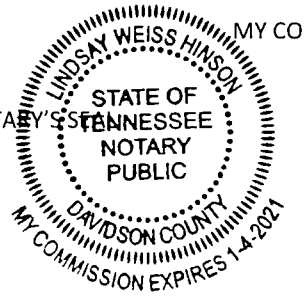
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).