Karen Johnson Davidson County
Batch# 194371 DEEDQC
02/12/2019 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190212-0013116

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, Tennessee 37203

QUITCLAIM DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
William Ruff, et ux. **236 Bramerton Court** **Franklin, TN 37069-4002**	**(Same)**	**093-13-0T-016.00 CO**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gulchetto Enterprises, LLC, a Tennessee limited liability company** (the "Grantor") by these presents does hereby quitclaim and convey unto **William Ruff** and wife, **Dawn Ruff** (collectively, the "Grantees") and their heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 16, on the plan of Element Gulch, as shown on Exhibit B to the Declaration of Element Gulch, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150930-0099318, amended in Instrument No. 20160208-0012097, and in Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to RESTORATION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from HOME MAKERS, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20020603-0066946, dated June 3, 2002, said Register's Office. Then being further conveyed to GULCHETTO ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from RESTORATION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20160613-0059685, dated May 23, 2016, said Register's Office.

Said property is conveyed subject to any and all such easements, limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 11th day of February 2019 the bargaining party, having caused my name to be signed hereto on said day and date.

Gulchetto Enterprises, LLC, a Tennessee limited liability company

By: _____
William Ruff
Its: Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Ruff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of **Gulchetto Enterprises, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Manager.

Witness my hand and seal, at office this 11th day of February 2019.

_____
Notary Public

My commission expires: MAR. 8, 2021

GILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

_____
Affiant

Subscribed and sworn to before me this the 11th day of February 2019.

_____
Notary Public

My Commission Expires: MAR. 8, 2021

GILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

TRUE COPY CERTIFICATION

I, **G. Miller Hogan II**, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Yvette D. Arledge, a Notary Public in and for said County and State G. Miller Hogan II, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of June 2018.

Notary Public

YVETTE DENISE ARLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

My commission expires:_____