THIS INSTRUMENT PREPARED BY AND RETURN TO:
EVANS PETREE, PC
C. MICHAEL ADAMS, JR.
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Memphis, TN 38120
(901) 521-4589
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Karen Johnson Davidson County
Batch# 234299 DEEDQC
05/24/2019 08:51:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190524-0049216

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents, that ANDREW BETTIS, (the "Grantor") for and in consideration of Ten and no/100 Dollars ($10.00), does hereby bargain, convey, remise, release, and quitclaim unto GREGG C. GUMBERT, Trustee of the ANDREW BETTIS INVESTMENT SERVICES TRUST dated the April 12, 2019, (the "Grantee") all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

Being Unit No. 1501, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number(s) 185 and 186 and Storage Space Number(s) 63, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

This real property being part or all of the property conveyed to Grantor by deed recorded at Instrument 20130626-0065886 in the Register's Office of Davidson County, Tennessee.

This real property is being conveyed subject to the matters set forth below, if any, as well as all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented) all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES 2ND SUBDIVISION, as recorded in Plat Book 1, Page(s) 81. Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199. Conditions, covenants, reservations, requirements, restrictions, options,

burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ADELICIA Condominium of record in Instrument No. 20060222-0020964, amended in Instrument Nos. 20071212-0143307 and 20090818-0077786; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Boundary Line Agreement recorded in Book 9412, Page 677, Application to Combine Parcels recorded at Instrument No. 20051213-0149361, Plat – The Adelicia recorded in Instrument No. 20080529-0054570. Conservation Easement recorded at Instrument No. 20071207-0141926. This real property is unencumbered except for 2019 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

The Grantor states that the purpose of this deed is to quitclaim and transfer the entire right, title and interest of Grantor in and to said real property to the ANDREW BETTIS INVESTMENT SERVICES TRUST, dated April 12, 2019. The Trust is an irrevocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee.

WITNESS my hand in Memphis, Tennessee on this 16th day of May, 2019.

GRANTOR:

ANDREW BETTIS

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared ANDREW BETTIS, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand this 16th day of May, 2019.

(SEAL)

MELANIE A. BUSCH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02-13-2023

Melanie A. Busch
NOTARY PUBLIC

New Owner Name and Address:
Andrew Bettis
185 St. Albans Fairway
Memphis, TN 38111

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Property Address:
900 20TH Avenue South, Unit 1501
Nashville, TN 37212

ANDREW BETTIS, AFFIANT

Mail Tax Notice to:
Andrew Bettis
185 St. Albans Fairway
Memphis, TN 38111

Subscribed and sworn to before me this 16th day of May, 2019.

Melanie A. Busch
NOTARY PUBLIC

Parcel Id Number: 092160E16500CO

Commission expires:

MELANIE A. BUSCH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02-13-2023