Karen Johnson Davidson County
Batch# 235439 DEEDQC
05/28/2019 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190528-0050234

**This Instrument is Prepared By:**
**James W. Cobb, Esq.**
**Cobb Law Group, LP**
**131 Walton Ferry Road, Ste. 11**
**Hendersonville, TN 37075**
**615-649-0049**

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**QUITCLAIM DEED**

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| Address of New Owner | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| **Skytopia Investments, LLC** | | |
| **3310 Lebanon Pike** | **3310 Lebanon Pike** | **10816028900** |
| **Suite 203** | **Suite 203** | |
| **Hermitage, TN 37076** | **Hermitage, TN 37076** | |

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THIS INSTRUMENT, made and entered into this 28 day of May, 2019, by and between **C. GRAYCE BERNARD AND SKYTOPIA INVESTMENTS, LIMITED LIABILITY COMPANY,** *("Grantors")* and **SKYTOPIA INVESTMENTS, LIMITED LIABILITY COMPANY** *("Grantee")*;

**FOR AND IN CONSIDERATION** of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **C. GRAYCE BERNARD AND SKYTOPIA INVESTMENTS, LIMITED LIABILITY COMPANY,** Grantors, conveys and quitclaims their interests and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> Land in Davidson County, Tennessee, being Lot 61-B of the Zone lot division of Lot No. 61 of SECTION III OF PERCY PRIEST WOODS, of record in Plat Book 6250, Page 260, Register's Office for Davidson County, TN to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Skytopia Investments, LLC and C. Grayce Bernard, by quitclaim deed from Skytopia Investments, LLC, dated 3/21/2017, of record on instrument number 20170327-0029739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1111 Oakway Court, Nashville, Tennessee 37138.

And now, **C. GRAYCE BERNARD AND SKYTOPIA INVESTMENTS, LIMITED LIABILITY COMPANY,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* its property interest into **SKYTOPIA INVESTMENTS, LIMITED LIABILITY COMPANY.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**IN WITNESS WHEREOF,** the Grantor, **C. GRAYCE BERNARD**, has hereunto set her hand on this the 28 day of May 2019.

**C. GRAYCE BERNARD**

**STATE OF TENNESSEE )**
**COUNTY OF Sumner )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **C. GRAYCE BERNARD,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Hendersonville, Tennessee this 28 day of May 2019.

**NOTARY PUBLIC**

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

**IN WITNESS WHEREOF,** the Grantor, **SKYTOPIA INVESTMENTS, LLC**, has hereunto set his hand on this the 28 day of May 2019.

**C. GRAYCE BERNARD, managing member of Skytopia Investments, LLC**

**STATE OF TENNESSEE )**
**COUNTY OF Sumner )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SKYTOPIA INVESTMENTS, LLC,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Hendersonville, Tennessee this 28 day of May 2019.

**NOTARY PUBLIC**

My Commission Expires: 3/3/2020

KAITLIN CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

**STATE OF TENNESSEE )**
**COUNTY OF Sumner )**

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

Affiant/Grantee/**C. GRAYCE BERNARD, managing member of Skytopia Investments, LLC**

Subscribed and sworn to before me this 28 day of May, 2019.

**NOTARY PUBLIC**

My Commission Expires: 3/3/2020

KAITLIN CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

## True Copy Certification

I, James Cobb, 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 Knox

Personally appeared before me, Monica Politte, ~~[Name of Notary]~~, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY