Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Hat Group, LLC **3703 Wimbledon Road** **Nashville, TN 37215**	**117 15 0A 102.00**	**The Hat Group, LLC** **3703 Wimbledon Road** **Nashville, TN 37215**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Holly Tucker** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **The Hat Group, LLC** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1900 Richard Jones Road Apartment C-210, Nashville, Tennessee 37215.**

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON____

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 15th day of August, 2019.

Notary Public
My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 272267 DEEDQC
08/16/2019 08:43:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190816-0081989

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 15 day of August, 2019.

Holly Ann Tucker

Holly Ann Tucker

STATE OF)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Holly Tucker**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 15 day of August, 2019.

Notary Public

My Commission Expires: 11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

(Legal Description of the Property)

A certain condominium apartment of located in Davidson County. Tennessee, described as follows to-wit:

Parcel No. 102, being Unit No. C-210 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made of a more complete legal description.

Being the same property conveyed to Holly Tucker by deed from Beverly B. King, a single person of record as Instrument Number 20181008-0099648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Green Hills Terrace of record in Book 5304, Page 702, as amended in Book 7841, page 557 and Book 9830, page 181, Book 11362, Page 463 Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075704 and Instrument No. 20150814-0081514, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3879, Page 569, Book 4317, Page 162, Book 4320, Page 896 in the Register's Office for Davidson County, Tennessee.
- Retention Period set forth in Warranty Deed filed in Instrument Number 20090909-0084305, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein