AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 534357806-59989491

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 105-3-R-30.00CO

Karen Johnson Davidson County
Batch# 299274 DEEDQC
10/10/2019 12:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191010-0104018

QUIT CLAIM DEED

THIS DEED made and entered into on this 7 day of October, 2019, by and between **Alan J. Willett**, a mailing address of 1148 Radnor Glen Drive, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **The Willett Group, LLC**, a mailing address of 1148 Radnor Glen Drive, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1229 4th Avenue South, Nashville, TN 37210

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to Alan J. Willett from Woodstock Holdings, LLC, a Tennessee limited liability comapny in a prior Deed recorded under Document No. 20190627-0062699, recorded on 06/27/2019 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 105-3-R-30.00CO

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

A J Willett

Alan J. Willett

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Alan J. Willett, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 7th day of October, 2019.

Tonya Johnson

Notary Public
My Commission expires: 01/24/23

TONYA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jan. 24, 2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 7th day of October, 2019.

Notary Public
My Commission Expires: 01/24/23

TONYA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jan. 24, 2023

Name and address for person(s) responsible for taxes:

The Willett Group, LLC
1148 Radnor Glen Drive
Brentwood, TN 37027

Name and address of property owner:

The Willett Group, LLC
1148 Radnor Glen Drive
Brentwood, TN 37027

EXHIBIT A
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1229 OF WOODSTOCK CONDOMINIUMS, DESCRIBED IN A DECLARATION OF RECORD IN INSTRUMENT NO. 20190204-0010414, AMENDED IN INSTRUMENT NO. 20190430-0039868, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT. .

BEING PART OF THE SAME PROPERTY CONVEYED TO WOODSTOCK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM WOODSTOCK VINTAGE LUMBER, INC., A TENNESSEE CORPORATION, RECORDED MAY 27, 2016 IN INSTRUMENT NO. 20160527-0054019, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO WOODSTOCK VINTAGE LUMBER, INC., BY WARRANTY DEED FROM PAIN ENTERPRISES, INC. RECORDED APRIL 28, 2005 IN INSTRUMENT NO. 20050428-0047373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

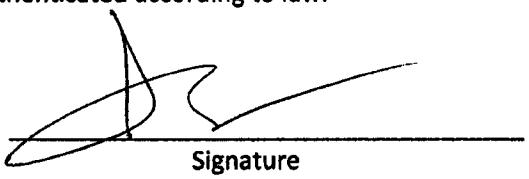
THIS CONVEYANCE IS SUBJECT TO:
• SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 6050, PAGE 583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
• TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE DECLARATION RECORDED IN INSTRUMENT NO. 20190204-0010414, AMENDED IN INSTRUMENT NO. 20190430-0039868.
• RESTRICTIONS SET OUT IN DEED IN BOOK 10512, PAGE 725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- ACCESS EASEMENT OF RECORD IN INSTRUMENT NO. 20141020-0096498, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
• DECLARATION OF RESTRICTIONS AND COVENANTS FOR STORMWATER FACILITIES AND SYSTEMS OF RECORD IN INSTRUMENT NO. 20141010-0094097, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
• AGREEMENT FOR DEDICATION OF EASEMENT AND/OR PUBLIC RIGHT-OF-WAY OF RECORD IN INSTRUMENT NO. 20141010-0094332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
• EASEMENT TO COMCAST OF RECORD IN INSTRUMENT NO. 20150911-0092389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
• PIPELINE CROSSING AGREEMENT BETWEEN CSX TRANSPORTATION, INC. AND METRO WATER SERVICES OF RECORD IN BOOK 8709, PAGE 588, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
• PIPELINE CROSSING AGREEMENTS BETWEEN CSX TRANSPORTATION, INC. AND METROPOLITAN GOVERNMENT OF RECORD IN BOOK 7240, PAGE 620, BOOK 7760, PAGE 827, BOOK 7883, PAGE 239 AND BOOK 7932, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
·AGREEMENT OF PARTIAL ASSIGNMENT OF COMMUNICATION LINE BETWEEN CSX TRANSPORTATION, INC. AND W.A. HINTON OF RECORD IN BOOK 8919, PAGE 821, REGISTER'S. OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
• COMMUNICATIONS CABLE OR FIBER OPTIC LINE PROTECTION RIDER OF RECORD IN BOOK 8299, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
• CABLE RIGHT-OF-WAY EASEMENT AGREEMENTS BETWEEN CSX TRANSPORTATION AND U.S. SPRINT TELECOMMUNICATIONS OF RECORD IN BOOK 8269, PAGE 358 AND BOOK 8274, PAGE 769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
RIGHT OF WAY OCCUPANCY AGREEMENT BETWEEN CSX TRANSPORTATION AND LIGHTNET OF RECORD IN BOOK 7847, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

PARCEL ID NO.: 105-3-R-30.00CO

PROPERTY COMMONLY KNOWN AS: 1229 4TH AVENUE SOUTH, NASHVILLE, TN 37210

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and/or 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 NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/21

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021