This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 301911 DEEDQC
10/17/2019 08:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191017-0106235

New Owner:	**Send Tax Bill:**	**Map/Parcel**
FAIRFAX HOLDINGS, LLC 230 Chatfield Way Franklin, Tennessee 37067	SAME	104-2-4B-110.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Sworn to and subscribed before me this 16th day of October, 2019.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, JAMES GRIPPO, TRUSTEE of the GRIPPO IRREVOCABLE TRUST, dated January 31, 2018, do hereby quitclaim, release and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to FAIRFAX HOLDINGS, LLC.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this October 1, 2019.

JAMES GRIPPO, TRUSTEE of the GRIPPO IRREVOCABLE TRUST, dated January 31, 2018

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~)
MAURY - KMP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES GRIPPO, TRUSTEE of the GRIPPO IRREVOCABLE TRUST, dated September 12, 2019, 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 ~~Brentwood~~, Tennessee, this October 1, 2019.
Columbia
KMP.

Kay M. Parks
NOTARY PUBLIC

My Commission Expires: May 19, 1921

KAYE M. PARKS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Exhibit A

Property Description

A certain tract or parcel of land described as follows, to wit:

A certain Condominium located in Davidson County, Tennessee, being Unit 110 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed, as amended by Instrument No. 20070629-0077729, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES GRIPPO, TRUSTEE of the GRIPPO IRREVOCABLE TRUST, dated January 31, 2018, by Quitclaim Deed of record from DANIEL A. GRIPPO, in Instrument Number 20180202-0011047, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The legal description is taken verbatim from prior deed of record.

This is improved property known as 3000 Vanderbilt Place, #110, Nashville, TN 37212.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

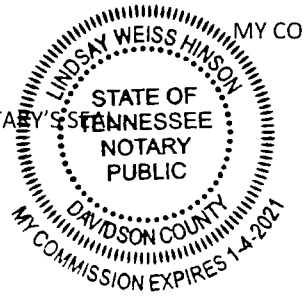
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).