Instrument Prepared by:
One Trusted Advisor Attorneys
101 Winners Circle, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 325004 DEEDQC
12/05/2019 08:25:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20191205-0125359

ADDRESS NEW OWNER:
Giovanna J. Bocci, Member
806 Bathwick Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
172-13-0A-014.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Giovanna J. Bocci and Michael A. Frost, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

GBMF Holdings, LLC, a Tennessee Limited Liability Company, (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Williams Grove, Section 1 of record in Plat Book 9700, Page 580, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Giovanna J. Bocci and Michael A. Frost by Warranty deed from Frank H. Williams and Joanne G. Bishop, Co-Trustees of the Williams Family Trust, of record in Instrument No. 20160804-0080898 Register's Office for Davidson County, Tennessee, dated August 2, 2016 and recorded on August 4, 2016.

Being also known as 6328 Williams Grove Drive Brentwood, Tennessee 37027. Property being provided for informational purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 581, 582 and 583, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of P.U.D. Boundary Williams Grove of record in Plat Book 9700, Page 520, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 10741, Page 678, as amended in Book 11167, page 755, Book 11643, page 316, as supplemented in Instrument Number 19991206-0300190, and further amended in Instrument Number 20010514-0049490, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 10741, page 716, Register's Office for Davidson County, Tennessee.

Charter of Williams Grove Homeowners Association, Inc., of record in Book 10741, page 669 as amended in Book 10741, page 671, and further amended in Instrument Number 20010618-0064214, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument Number 20010514-0049489, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10951, page 699, Register's Office for Davidson County, Tennessee.

Easement of record in Book 11383, page 728, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 6328 Williams Grove Drive, Brentwood, TN 37027

The legal description is the same as the previous instrument of record.

IN WITNESS WHEREOF, I have hereunto set my signature this 3rd day of December, 2019.

Giovanna J. Bocci

Michael A. Frost

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 3rd day of December, 2019, before me, a Notary Public, personally appeared Giovanna J. Bocci and Michael A. Frost, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of December, 2019.

Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022