Karen Johnson Davidson County
Batch# 330773 DEEDQC
12/17/2019 09:22:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191217-0129954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map/Parcel Number: 072063N01400CO

The actual consideration for this transfer is $-0-.

AFFIANT

Sworn to and subscribed before me on this 4th day of December, 2019.

NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 25259 LINDA SULLIVAN Commission Expires May 18, 2021 UNION COUNTY

QUITCLAIM DEED

GRANTOR:

RHONDA SELLERS, unmarried
P. O. Box 60
Pontotoc, Mississippi 38863
(662) 419-3631

GRANTEE/TAXPAYER:

PANNELL-SELLERS, LLC
P. O. Box 60
Pontotoc, Mississippi 38863
(662) 419-3631

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RHONDA SELLERS**, unmarried, Grantor, does hereby convey and quitclaim unto **PANNELL-SELLERS, LLC**, a Mississippi limited liability company, Grantee, the real property and all improvements situated thereon located in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

LESS AND EXCEPT any portion of the property described on Exhibit A previously conveyed by Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 2019 city and county ad valorem taxes which are not yet due and payable.

2. Mineral reservations and conveyances, if any, by prior owners.

3. All rights-of-way and easements of record for public roads/streets and public utilities.

4. All easements, restrictions and restrictive covenants, if any, of record.

It being the intent for Grantor to convey all interest currently owned in the property described on Exhibit A, less and except property previously conveyed by Grantor.

[SIGNATURES BEGIN ON NEXT PAGE]

WITNESS THE SIGNATURE of the Grantor on this, the 4th day of December, 2019.

RHONDA SELLERS

STATE OF MISSISSIPPI
COUNTY OF LEE

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of December, 2019, within my jurisdiction, the within named RHONDA SELLERS, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:
7/11/23

(SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 86114 LESLEY TACKITT Commission Expires July 11, 2023 LEE COUNTY

Prepared by:

Gregory D. Pirkle, MS Bar No. 4369
Phelps Dunbar LLP
One Mississippi Plaza, Seventh Floor
201 S. Spring Street
P. O. Box 1220
Tupelo, MS 38802-1220
(662) 842-7907

GRANTOR AND GRANTEE HAVE NOT REQUESTED AND THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER DOES NOT, BY THIS INSTRUMENT, CERTIFY THE VALIDITY OF TITLE NOR THE CORRECTNESS OF THE DESCRIPTION(S) CONTAINED HEREIN.

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of The Edison, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of record in Instrument Number 20181029-0107022, amended at Instrument No. 20181206-0119180 and 20181211-0120659, 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 B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

The address of the herein described property is believed to be 1077 East Trinity Lane #301, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TITLE REFERENCE: It is the intent of the Grantor to transfer that same property conveyed to Rhonda Sellers by Edison Development Partners, LLC dated March 13, 2019, and recorded as Instrument Number 20190315-0024040 in the Register's Office of Davidson County, Tennessee.