OWNER:

GLENDALE PROPERTY LLC
9028 Mayfield Court
Brentwood, TN 37027-8544

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILENO: 19-1153

Karen Johnson Davidson County
Batch# 332763 DEEDQC
12/20/2019 10:18:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191220-0131523

Map and Parcel 083-3-1D-001.00 (Unit 1)
Map and Parcel 083-3-1D-002.00 (Unit 2)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **PORTER PARTNERS LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim and convey unto **GLENDALE PROPERTY, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, all its interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND SOURCE OF TITLE.

This description is the same as in the prior deed.

This is not the personal residence of the Grantor.

THIS IS IMPROVED PROPERTY having an address of **Unit 1 and 2 1303 Porter Cottages, Nashville, Tennessee.**

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 18th day of December, 2019.

PORTER PARTNERS LLC, a Tennessee limited liability company

BY: _____
MARK STAFFORD
Member

BY: _____
L. EDWARD GAW
Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARK STAFFORD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **MEMBER** of **PORTER PARTNERS LLC, a Tennessee limited liability company,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 16 day of December, 2019.

Beth Palk
NOTARY PUBLIC

My commission expires: 1/29/23

BETH PALK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 29, 2023

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **L. EDWARD GAW**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **MEMBER** of **PORTER PARTNERS LLC, a Tennessee limited liability company,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 18th day of December, 2019.

_____
NOTARY PUBLIC

My commission expires: 10/30/23

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

L. Edward Gaw
AFFIANT

Sworn to and subscribed to before me this the 18th day of December, 2019.

_____
NOTARY PUBLIC

My commission expires: 10/30/23

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Land located in DAVIDSON County, Tennessee, and further described as follows:

Being **Units 1 and 2** of 1303 PORTER COTTAGES A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1303 PORTER COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELELMENTS, of record in Instrument Number 20160523-0051694, in the Register's Office, Davidson County, Tennessee. Reference is hereby made to the Plat of 1303 Porter Cottages as set forth in Exhibit B of said Declaration for the location of the Units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20160523-0051694, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of 1303 Porter Cottages set forth in Exhibit B of said Declaration of said Declaration, said Register's Office.

Being part of the same property conveyed to **Porter Partners LLC, a Tennessee limited liability company**, by Quitclaim Deed from Eastland Development LLC, a Tennessee limited liability company, dated May 4, 2016, of record in Instrument Number 20160506-0045029, in the Register's Office for Davidson County, Tennessee. For further reference see Warranty Deed dated October 26, 2015, of record in Instrument Number 20151028-0109522, said Register's Office.