Karen Johnson Davidson County
Batch# 339939 DEEDQC
01/07/2020 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200107-0002148

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-11-2020 (AFFIX SEAL)

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-11-2020

O-VC-19-641

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vastland Northcrest Development, LLC, a Tennessee limited liability company	**Same as new owner**	
(NAME) **1720 West End Ave, Suite 600,**	(NAME)	**142-07-0J-641.00-CO**
(ADDRESS) **Nashville, TN 37203.**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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. 641 on the Plan of Bristol Creek Townhomes as shown in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171228-0131735, and as amended by Instrument No. 20180301-0019441, Instrument No. 20190607-0054760, 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 a portion of the same property conveyed to Gallardia Properties, LLC, a Tennessee limited liability company by Warranty Deed from Dorris E. Ryan, also known as Doris E. Ryan, married of record in Instrument No. 20160603-0056417 Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 03, 2016.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **641 Bristol Creek Drive, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 7 day of January, 2020.

Gallardia Properties, LLC

By: _____
John Gleaves
Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared **JOHN GLEAVES**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of **VASTLAND NORTHCREST DEVELOPMENT, LLC** the within named bargainor, a **LIMITED LIABILITY COMPANY**, and that he/she as such **AUTHORIZED AGENT** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 day of January, 2020.

Notary Public
My Commission Expires: 7-4-2020

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY