THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, TN 37215** **CRT FILE: 190420231**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $1,725,000.00. _____ Affiant Subscribed and sworn to before me this 21st day of February 2020. _____ Notary Public My Commission Expires:

SHANNON KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: Ian K. Wailes and Margaret E. Wailes, Trustees _____ _____	Send Tax Bills To: New Owner	Tax Information: 115 16 0 036.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Circle 7 Investments LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ian K. Wailes and Margaret E. Wailes, Trustees of the Wailes Living Trust dated April 9, 2018,** their heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of West Meade Farms, Inc. Section "B" of record in Book 1835, Page 7, Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot 19 fronts 165 feet on the Southeasterly side of Robin Hill Road and runs back between lines 315.7 feet on the Northeasterly line and 308 feet on the Southwesterly line to a dead line in the rear which is a broken line and measures 191.7 feet thereon.

Being the same property conveyed to Circle 7 Investments LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Kevin J. Tyner, of record in Instrument No. 20190131-0009439, in the Register's Office of Davidson County, Tennessee, dated January 30, 2019 and recorded on January 31, 2019.

Karen Johnson Davidson County
Batch# 364527 DEEDQC
02/27/2020 10:27:06 AM 2 pgs
Fees: $13.00 Taxes: $6,382.50

20200227-0021853

Grantor covenants that it is lawfully seized and possesses said real property in fee simple and has a good right to convey it.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February 2020.

Circle 7 Investments LLC, a Tennessee limited liability company

By: Kevin Tyner, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin Tyner**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is sole member of **Circle 7 Investments LLC, a Tennessee limited liability company**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21st day of February 2020.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022