PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Mar, 2020.

Notary Public
My Commission Expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Farmhouse Retreat Reality, LLC **292 Fossil Ridge** **Boerne, TX 78006**	**Same**	**081-07-0-482.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Robert Steven Wainner and Diane Rita Wainner, Trustees of the Robert and Diane Wainner Revocable Trust sated December 20, 2013, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Farmhouse Retreat Reality, LLC, a Texas limited liability company, its successors and/or assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 23 on the Plan of The Subdivision of Lot No. 2 of the Thomas Woodard of record in Plat Book 2, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 23 fronts 50 feet on the Easterly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Robert Steven Wainner and Diane Rita Wainner, Trustees of the Robert and Diane Wainner Revocable Trust dated December 20, 2013, by deed from Kevin N. Grinder, a married man, and Shane D. Maxwell, a married man, each a ½ interest as tenants in common, of record in Instrument No. 20191104-0113269, Register's Office for Davidson County, Tennessee.

This is improved property known as 1906 10th Avenue, Nashville, Tennessee 37208.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 375657 DEEDQC
03/23/2020 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200323-0031119

WITNESS my hand this 17 day of March, 2020.

The Robert and Diane Wainner Revocable Trust
dated December 20, 2013

By: _____
Robert Steven Wainner, Trustee

By: _____
Diane Rita Wainner, Trustee

STATE OF Texas
COUNTY OF Comal

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Robert Steven Wainner, with whom I am personally acquainted, and who acknowledged himself to be the Trustee of The Robert and Diane Wainner Revocable Trust dated December 20, 2013, the within named bargainor, and as such Robert Steven Wainner being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Robert and Diane Wainner Revocable Trust dated December 20, 2013.

Witness my hand, at office, this 17 day of March 2020.

_____
Notary Public

My Commission expires: 09.30.2022

KIMBERLY DAWN FAVOR
Notary ID #128402012
My Commission Expires
September 30, 2022

STATE OF Texas
COUNTY OF Comal.

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Diane Rita Wainner, with whom I am personally acquainted, and who acknowledged herself to be the Trustee of The Robert and Diane Wainner Revocable Trust dated December 20, 2013, the within named bargainor, and as such Diane Rita Wainner being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Robert and Diane Wainner Revocable Trust dated December 20, 2013.

Witness my hand, at office, this 17 day of March 2020.

_____
Notary Public

My Commission expires: 09.30.2022

KIMBERLY DAWN FAVOR
Notary ID #128402012
My Commission Expires
September 30, 2022

I Emily Hobby do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Hobby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of March, 2018.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY