THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 2nd day of April, 2020.* *Notary Public* *My commission expires: 10/30/2022*

D. NICOLE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-30-2022

QUITCLAIM DEED

Name and Address of New Owner:
The 70 Reasons Trust
David Allen Gallagher and Jill Marie Johnson, Trustees
3000 Poston Avenue, Unit 104
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 385030 DEEDQC
04/14/2020 08:34:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200414-0038636

Send Tax Bills To:
Same

Street Address of Subject Property:
3000 Poston Avenue, Unit 104
Nashville, TN 37203

Map and Parcel:
104-02-2A-104.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID A. GALLAGHER,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE 70 REASONS TRUST, DAVID ALLEN GALLAGHER AND JILL MARIE JOHNSON, TRUSTEES,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 104, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan

attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 104A and 104B on P-2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to David A. Gallagher, from the Poston at the Park, LLC, a Tennessee limited liability company, by Deed dated December 28, 2018, Instrument Number 20181231-0126549, in the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 2nd day of April, 2020

DAVID A. GALLAGHER

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **DAVID A. GALLAGHER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

D. NICOLE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-30-2022