Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 092 16 0E 005.00

Karen Johnson Davidson County
Batch# 415466 DEEDQC
06/16/2020 10:22:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200616-0061849

QUIT CLAIM DEED

Property Address & New Owner:
GRANCO PROPERTIES, LLC
1912 Adelicia Street, Unit 104
Nashville, TN 37212

Mail Tax Statement to:
Granco Properties, LLC
c/o Brian D. Waller
5501 Virginia Way, Suite 120
Brentwood, TN 37027

The GRANTOR, **BRIAN WALLER,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby convey and quit claim all his right, title and interest the below-described property to:

GRANCO PROPERTIES, LLC,
A Tennessee Limited Liability Company

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, of record in Instrument No. 20060222-0020964, as amended and restated of record in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage to said Master Deed.

Together with Parking Spaces No. 249 and 250, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to BRIAN WALLER by Warranty Deed of record at Instrument No. 20190130-0009089 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 21 day of April, 2020, by the undersigned.

BRIAN WALLER

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BRIAN WALLER,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 21 day of April, 2020.

Darlene Greer
NOTARY PUBLIC

My Commission Expires: 6-26-2022

DARLENE GREER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2022

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(4).

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 21 day of April, 2020.

Darlene Greer
NOTARY PUBLIC

My Commission Expires: 6-26-2022

DARLENE GREER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2022