THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Latham Oates, Atty.
Harris Shelton Hanover Walsh, PLLC
6060 Primacy Parkway, Ste. 100
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 426607 DEEDQC
06/26/2020 09:51:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200626-0069240

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 9th day of June, 2020, by and between

JEFFREY THOMAS LITTLE, TRUSTEE
of the Little Living Trust
dated February 9, 2016,
with Power of Sale,
Grantor,

and

WEST GROVE PROPERTIES, LLC,
a Tennessee limited liability company,
Grantee,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee all his right, title and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit B of 1104 West Grove Avenue Homes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 1104 West Grove Avenue Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument Number 20160620-0062437, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 1104 West Grove Avenue homes, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "C" to said Declaration, appearing in Instrument Number 20160620-0062437, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof, the same as though copied herein.

Being the same property conveyed to the Grantor herein by Warranty Deed of record under Register's No. 20170518-0049376, in the Register's Office of Davidson County, Tennessee.

The words "Grantor" and "Grantee" as used in the singular shall include the plural and pronouns shall be construed according to their proper gender and number as the context may require.

WITNESS the signature of the Grantor the day and year first above written.

Jeffrey Thomas Little, Trustee
of the Little Living Trust

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9 day of June, 2020, before me personally appeared Jeffrey Thomas Little, to me known (or proved to me on the basis of satisfactory evidence) to be the person/s described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and seal, at office, the day and year above written.

RICE BYARS, JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 24, 2022

Notary Public

My Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF SHELBY

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

Affiant

Subscribed and sworn to before me this 9 day of June, 2020.

RICE BYARS, JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 24, 2022

Notary Public

My Commission Expires: _____

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Property address: 1104-B West Grove AV Parcel I.D. No.: 105-9-1C-2.00

Name and address of Owner and
Entity responsible for payment of taxes:
West Grove Properties, LLC
2324 Pinnacle Creek Drive
Germantown, TN 38138