THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 428585 **DEEDQC**
06/30/2020 01:19:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200630-0070773

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 19th day of June, 2020.

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires AUG. 4, 2020

My Commission Expires: 8.4.20

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Grove Park Ventures, LLC	SAME	135-08-0B-033.00-CO
PO Box 2966		135-08-0B-048.00-CO
Brentwood, TN 37024		135-08-0B-050.00-CO
		135-08-0B-052.00-CO
		135-08-0B-053.00-CO
		135-08-0B-054.00-CO
		135-08-0B-055.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **GP Luxury, LLC, a Tennessee limited liability company,** GRANTOR, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to **Grove Park Ventures, LLC, a Tennessee limited liability company,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Units 222, 226, 229, 230, 232, 234 and 236, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements of record as Instrument No. 20040210-0016203 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to GP Luxury, LLC, a Tennessee limited liability company by Warranty Deed from Bayview Venture, LLC, a Tennessee limited liability company, of record in Instrument No. 20160203-0010571, Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 03, 2016.

This property is known as: **3030 Ned Shelton Rd., Units 222, 226, 229, 230, 232, 234 and 236 Nashville, Tennessee 37217.**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 19th day of June, 2020.

GRANTOR:

GP Luxury, LLC

By: Brandon Jenkins
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brandon Jenkins, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of GP Luxury, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Brentwood, TN, this 19th day of June, 2020.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020