THIS INSTRUMENT PREPARED BY:
Charles R. Gardner
Gardner, Bist, Bowden, Bush, Dee,
LaVia & Wright, P.A.
1300 Thomaswood Drive
Tallahassee, FL 32308
(850) 385-0070

Karen Johnson Davidson County
Batch# 433139 DEEDQC
07/08/2020 12:48:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20200708-0073957

Tax Parcel: 147 00 0 013 00

Send Tax Bills to:
Moore Family 1031-TN, LLC
P.O. Box 120
Hosford, FL 32334

This *Quitclaim Deed* has been executed simultaneously with the execution of a *Certificate and Articles of Merger* and a *Plan of Merger* pursuant to which the Grantor and the Grantee are merging and the Grantee will be the surviving entity as a result of the merger. The sole member of the Grantor is the sole member of the Grantee.

QUITCLAIM DEED

This *QUITCLAIM DEED* is made, executed, and delivered as of midnight on December 31, 2019 (the "Effective Date"), by ***WEC 98A LLC***, a Texas limited liability company, whose mailing address is P.O. Box 120, Hosford, Florida 32334 (the "Grantor"), to ***Moore Family 1031 – TN, LLC***, a Florida limited liability company, whose mailing address is P.O. Box 120, Hosford, Florida 32334 (the "Grantee").

W I T N E S S E T H:

The Grantor, for no consideration, hereby releases and quitclaims to the Grantee, all the right, title, interest, claim and demand which the Grantor has in that parcel of land, situate, lying and being in the County of Davidson, State of Tennessee, more particularly described on the attached **Exhibit "A"** (the "Property").

The Grantee shall have all of the estate, right, title, or interest of the Grantor in the Property, in law and in equity.

The Grantor covenants and warrants that (a) the sole member of the Grantor has authorized this conveyance, (b) the undersigned Manager of the Grantor has full power and authority to protect, conserve, sell, lease, convey, encumber, and otherwise to manage and dispose of the Property, (c) the Property is not the homestead of the sole member of the Grantor, and (d) neither the Grantor nor the sole member of the Grantor are insolvent and neither has ever filed for bankruptcy.

IN WITNESS WHEREOF, the Grantor has executed and delivered this *Quitclaim Deed* as of the Effective Date.

WITNESSES:

Charles R. Gardner

Print Name: CARRIE E. THOMSON

WEC 98A LLC,
a Texas limited liability company

By: _____
Devoe L. Moore
Its: Manager

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing *Quitclaim Deed* was acknowledged, and sworn to and subscribed, before me by means of [X] physical presence or [__] online notarization this 30th day of December, 2019, by Devoe L. Moore as Managing Trustee of ***WEC 98A LLC***, a Texas limited liability company, on behalf of said limited liability company.
[X] He is personally known by me; or
[__] He has produced his Florida Driver's License as identification.

NOTARY PUBLIC

CHARLES R. GARDNER
Commission # GG 218728
Expires June 7, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

State of Florida
County of Leon

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Charles R. Gardner – Affiant

Subscribed and sworn to before me
This 7th day of July, 2020.

Notary Public
My commission expires: 9/25/2020



Exhibit "A"

Land in Davidson County, Tennessee located on the north side of Wallace Road and being described as follows according to a survey made by A & A Engineers, Inc. dated November 21, 1997. Beginning at an iron rod in the northern R. O. W. margin of Wallace Road, said rod being the southeast corner of the Southern Hills Condominiums property as of record in Deed Book 6594, page 540, R. O. D. C., Tennessee; thence leaving said R. O. W. along the eastern line of the Southern Hills Condominiums property, N 2 degrees 58' 58" E 415.38 feet to an iron rod on the southern property line of the Brookridge Apartments, Ltd., property as of record in Deed Book 6250, page 335, R. 0. D. C., Tennessee; thence S 86 degrees 30' 59" E 150.00 feet to an iron rod; thence S 2 degrees 58' 58 11 W 314.07 feet to an iron rod in the northern R. O. W. of Wallace Road; thence along said R. O. W. with the chord of a curve to the right having a radius of 1,407.40 feet, an arc length of 180.41 feet and an interior angle of 7 degrees 20'41" S 59 degrees 17' 03" W 180.29 feet to the point of beginning, said tract containing 1.26 acres, more or less.

Being the same property conveyed to WEC 98A LLC, a Texas limited liability company by deed from Southern Hills Realty Investors, L.P. of record in Book 10765, page 470 as corrected by Deed of Correction of record in Book 10904, page 695 said Register's Office.

True Copy Certification

I, Charles R. Gardner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida
County of Leon

Personally appeared before me, Carrie E. Thomson, a notary public for this county and state, Charles R. Gardner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/2020
Notary's Seal

CARRIE E. THOMSON
MY COMMISSION EXPIRES
SEPTEMBER 25, 2020
GG 029380
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA