QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 469139 DEEDQC
09/03/2020 10:35:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200903-0100393

O-GL-20-305-202

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gallardia Properties, LLC, a Tennessee limited liability Company	**NEW OWNER**	
(NAME) **305 Seven Springs Way Apt 202,**	(NAME)	**160-15-0D-042.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ST MARTIN SQUARE INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 42, PHASE II OF ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27- 01, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, OF RECORD IN INSTRUMENT NUMBER 20060310-0028319, AND AMENDED IN INSTRUMENT NUMBER 20061109-0139692, INSTRUMENT NUMBER 20080730-0077840 AND INSTRUMENT NUMBER 20090624-0058791, 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; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ST MARTIN SQUARE INC., A TENNESSEE CORPORATION BY QUITCLAIM DEED FROM VASTLAND DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF MACK MCCLUNG AND J. D. EATHERLY OF RECORD IN INSTRUMENT NO. 20051020-0126805 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 07, 2005 AND RECORDED ON OCTOBER 20, 2005.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **305 Seven Springs Way Apt 202, Brentwood, Tennessee 37027**.

Witness my/our hand(s) this the 25 day of August, 2020.

St Martin Square Inc., a Tennessee Corporation

BY: _____
Mack H. McClung
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Mack H. McClung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of St Martin Square Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, at office, this 25th day of August, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVENUE S
NASHVILLE, TN 37212