QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 493647 DEEDQC
10/12/2020 08:08:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201012-0117909

O-GP-20-305-202

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 6th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grover C. Carlock, Jr., Trustee of the Grover C. Carlock, Jr. Living Trust	**New Owner**	160 15 0D 042.00
(NAME)	(NAME)	
495 Vann Drive		
(ADDRESS)	(ADDRESS)	
Jackson, TN 38305		
(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, **GALLARDIA PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Grover C. Carlock, Jr., Trustee of the GROVER C. CARLOCK, JR. LIVING TRUST** 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 the same property conveyed to Gallardia Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from St. Martin Square, Inc. a Tennessee Corporation of record in Instrument No. 20200903-0100393, Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on September 3, 2020.

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 #202, Brentwood, Tennessee 37027**.

Witness my/our hand(s) this the 6th day of October, 2020.

Gallardia Properties, LLC

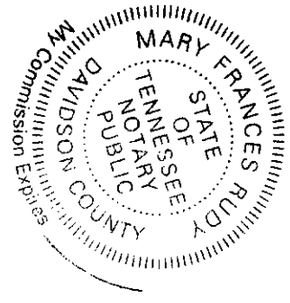
BY: _____
Mack H. McClung
Chief Manager / Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK H. MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER / SOLE MEMBER of GALLARDIA PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER / SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of October, 2020.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212