This Instrument Prepared By:

Jeffrey M. Grissim
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 512721 DEEDQC
11/10/2020 07:45:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201110-0131918

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
BLYTHEWOOD JOINT VENTURE, a Tennessee general partnership Attn: John Gianikas 309 White Bridge Pike Nashville, TN 37209	Same
Map & Parcel No.: 11711002300	

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, (1) John G. Gianikas, Trustee of the George J. Gianikas Living Trust for Georganne Goodwin, John G. Gianikas and Timothy G. Gianikas, dated July 14, 2009, (2) Timothy Gianikas, and (3) John Gianikas (collectively, the "Grantors") do hereby quitclaim and convey unto BLYTHEWOOD JOINT VENTURE, a Tennessee general partnership ("Grantee"), its successors and assigns, all of their right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property located at 3510 Hillsboro Pike, Nashville, TN 37212.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Pursuant to the Warranty Deed recorded November 1, 1983 in Book 6168, Page 68, in the Register's Office of Davidson County, Tennessee, the Property was previously conveyed to "Blythewood Joint Venture composed of Seven (7) Separate Trusts, collectively referred to as The Lackey Family Trust, and George Gianikas, Timothy Gianikas and John Gianikas". This Quitclaim Deed is being recorded to clarify that George Gianikas (deceased), Timothy Gianikas, and John Gianikas do not individually have any ownership interest in the Property.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of November, 2020.

Grantor:

By: _____
John G. Gianikas, Trustee of the George J. Gianikas Living Trust for Georganne Goodwin, John G. Gianikas and Timothy G. Gianikas, dated July 14, 2009

STATE OF Tennessee
COUNTY OF Davidson

Before me, Jeff Grissim, a Notary Public in and for the State and County aforesaid, personally appeared John G. Gianikas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Trustee of the George J. Gianikas Living Trust for Georganne Goodwin, John G. Gianikas and Timothy G. Gianikas, dated July 14, 2009, the within named bargainor, and that he as such Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Trustee.

Witness my hand, at office, this 3rd day of November, 2020.

_____
Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

[SIGNATURES CONTINUE ON NEXT PAGE]

Grantor:

By: _____
Timothy Gianikas

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of November, 2020, before me personally appeared Timothy Gianikas, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 3 day of November, 2020.

_____
Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Grantor:

By: _____
John Gianikas

STATE OF Tennessee
COUNTY OF Davidson

On this 3 day of November, 2020, before me personally appeared John Gianikas, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 3rd day of November, 2020.

_____
Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

X _____
AFFIANT

Subscribed and sworn to before me this 13th day of November, 2020.

_____
NOTARY PUBLIC

My Commission Expires:

_____

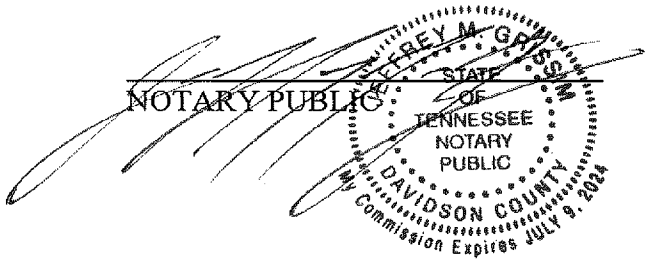


Exhibit A

Land in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northeast intersection of Hillsboro Road and Graybar Lane; thence with the east margin of Hillsboro Road N 3° 31' 09" E 400 feet to an iron pin; thence S 88° 00' 38" E 282.30 feet to an iron pin; thence S 1° 16' 09" W 400.00 feet to an iron pin in the north R. O. W. margin of Graybar Lane; thence with said margin N 87° 59' 27" W 298.00 feet to the point of beginning, said tract containing 2.66 acres, more or less.

Being the same property conveyed to Blythewood Joint Venture composed of Seven (7) Separate Trusts, collectively referred to as The Lackey Family Trust, and George Gianikas, Timothy Gianikas and John Gianikas by the Warranty Deed of record in Book 6168, Page 68, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

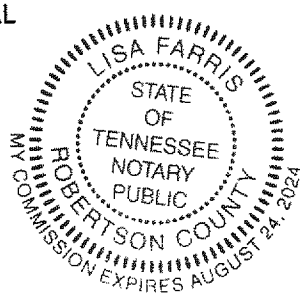
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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