Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 543890 DEEDQC
12/31/2020 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201231-0155022

Address New Owner(s)
2208 ELLIOTT AVENUE OWNERS ASSOCIATION, INC
2208 Elliott Avenue
Nashville, TN 37204

Send Tax Bills To:
SAME

Map & Parcel No.:
105 14 0S 900.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **GREMADA INDUSTRIES, INC., a North Dakota corporation** ("Grantor") hereby quitclaim and convey unto **2208 ELLIOTT AVENUE OWNERS ASSOCIATION, INC, a Tennessee Non-profit corporation** ("Grantees"), it successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

All Common Elements as shown on DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 2208 ELLIOTT AVENUE A TOWNHOUSE PLANNED UNIT DEVELOPMENT of record in Instrument Number 20171222-0130576, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GREMADA INDUSTRIES, INC., a North Dakota corporation, from Dana Lawrence True and Margaret Beck, married, by deed of record in Instrument Number 20170926-0098189, Register's Office for Davidson County, Tennessee.

This is improved property known as 2208 Elliott Avenue, Nashville, TN 37204.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of December, 2020.

GREMADA INDUSTRIES, INC.

BY: Steven F. Walker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 16th day of December, 2020, before me, appeared **Steven F. Walker**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **President / CEO** of **Gremada Industries, Inc.**, and that the said instrument is signed on behalf of said corporation by authority of its Board of Directors and said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal at office the day and year above written.

Megan Ganschow My Commission Expires: June 17, 2024
NOTARY PUBLIC

MEGAN GANSCHOW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 17, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0**.

Steven F. Walker
AFFIANT

Subscribed and sworn to before me, this 16th day of December, 2020.

Megan Ganschow My Commission Expires: June 17, 2024
NOTARY PUBLIC

MEGAN GANSCHOW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 17, 2024

202012310155022

I, Andy Maloney, 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 TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24