This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 547895 DEEDQC
01/06/2021 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $229.06
20210106-0002358

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Mark **Charles Velligan and Mary Margaret Velligan, Trustees of the Velligan Family Trust dated March 21, 2015** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Countrywood Holdings, LLC, an Ohio Limited Liability Company,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 7-A and 7-B on the Plan of Zone Lot Subdivision of Lots 7, 8, 9, 10 & 11 , Phase Two of Section Five of Cortland Park of record in Plat Book 6250, Page 286, amending Book 5200, Page 415, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property previously conveyed to Mark Charles Velligan and Mary Margaret Velligan, Trustees of the Velligan Family Trust dated March 21, 2015 by Quitclaim deed from Mark Charles Velligan and Mary Margaret Velligan, husband and wife ad joint tenants with right of survivorship of record in Instrument No. 20020904-0101214 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on September 04, 2020.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 30th day of **December, 2020.**

Mark Charles Velligan and Mary Margaret Velligan, Trustees of the Velligan Family Trust

Mark Charles Velligan, Trustee — **Mark Charles Velligan , Trustee**

Mary Margaret Velligan, Trustee — **Mary Margaret Velligan, Trustee**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On Dec 30, 2020, before me, Michelle L. Bush, Notary Public, personally appeared Mark Charles Velligan, Mary Margaret Velligan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

MICHELLE L. BUSH
Notary Public - California
Orange County
Commission # 2270466
My Comm. Expires Dec 10, 2022

WITNESS my hand and official seal.

SIGNATURE _____

PLACE NOTARY SEAL ABOVE

For recording information only

STATE OF CALIFORNIA
COUNTY OF Orange

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$61,907.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 30 day of **December, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec 10, 2020

MICHELLE L. BUSH
Notary Public - California
Orange County
Commission # 2270466
My Comm. Expires Dec 10, 2022

PROPERTY ADDRESS:	**324 Riverside Dr., Nashville, TN 37206**
TAX PARCEL NO.:	**08311018100**
PROPERTY OWNER:	**Countrywood Holdings, LLC**
OWNER'S ADDRESS:	**23982 Piragua Place, Laguna Niguel, CA 92677**
MAIL TAX BILLS TO:	owner at owners address

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022