QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 627085 DEEDQC
04/30/2021 03:22:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210430-0058483

O-SB-V-21-103

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 28th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Vastland Northcrest Development, LLC	**Same as new owner**	
(NAME)	(NAME)	**033-04-0D-139.00-CO**
1720 West End Ave, Suite 600,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VASTLAND NORTHCREST DEVELOPMENT, LLC** 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:

Property located it Goodlettsville, Davidson County, Tennessee;

Being Unit 139, of Dry Creek Commons, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, as amended, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons, of record in Instrument No. 20200529-0055770, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to the Plat set forth in Exhibit C of said Declaration for the location of the unit described herein, together with the Limited Common Elements and Private Elements appurtenant thereto as described in said Declaration.

Being the same property conveyed to Gallardia Properties, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Vastland/Eatherly/McClung/Development, LLC of record in Instrument No. 20210201-0014528 Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded on February 01, 2021.

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: **103 Dry Creek Commons Dr, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 28 day of April, 2021.

Gallardia Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Mack H. McClung
Chief Manager

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 of GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of April, 2021.

_____
Notary Public
My Commission Expires: 10/2/2021
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212