This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:
Nicholaus Tippetts DeGraffenried
95 N Main St
Kanosh, UT 84637

Send Tax Bills To:
Nicholaus Tippetts DeGraffenried
95 N Main St
Kanosh, UT 84637

Map & Parcel No: 093-16-0-351

Karen Johnson Davidson County
Batch# 629974 DEEDQC
05/06/2021 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210506-0060861

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Giv Partners, LLC, an Arizona Limited Liability Company,** "the Grantor," convey and quitclaim unto **Nicholaus Tippetts DeGraffenried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 16, Block "C" on the Plan of the Hermitage Addition of record in Plat Book 57, Page 43, 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 conveyed to Giv Partners, LLC, an Arizona Limited Liability Company, by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20210105-0002030 Register's Office for Davidson County.
>
> Being also known as **65 Donelson Street Nashville, Tennessee 37210.**

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30 day of April, 2021.

Giv Partners, LLC,
an Arizona Limited Liability Company

_____(SEAL)
By: Nicholaus Tippetts DeGraffenried, Member and Authorized Signor

STATE OF Arizona)
)
COUNTY OF Maricopa)

Personally appeared before me, a Notary Public in and for said State and County, Nicholaus Tippetts DeGraffenried, Member and Authorized Signor of Giv Partners, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30 day of April, 2021.

Notary Public State of Arizona
Maricopa County
Michael David Youwanes
My Commission Expires 07/02/2024
Commission Number 587531

_____
Notary Public
My commission expires: 07/02/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
3 day of ~~April~~ May, 2021.

_____
Notary Public
My commission expires: 9/2/2024

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File # 2021-498

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

