Karen Johnson Davidson County
Batch# 668042 DEEDQC
06/29/2021 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210629-0088354

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Ave. South; Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Guardianship and Trusts Corp Trustee of the Irrevocable Trust Agreement for Jo Ann Grossman dated September 28, 2001 95 White Bridge Road; Suite 330 Nashville, TN 37205	Same	Map 117-11-0-J Parcel 237.00 CO

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **DIANA GAIL GROSSMAN ELEY, AS THE SOLE TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT FOR JO ANN GROSSMAN DATED SEPTEMBER 28, 2001 (the "TRUST")**, hereby quitclaim and convey to **GUARDIANSHIP AND TRUSTS CORP, AS SUCCESSOR TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT FOR JO ANN GROSSMAN DATED SEPTEMBER 28, 2001, TRUST,** with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest as Trustee of the Trust in and to the following-described property:

Land in Davidson County, Tennessee, being Unit No. 237, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being part of the same property conveyed to Principal Life Insurance Company, an Iowa corporation by quitclaim deed dated November 10, 2000 from Post Apartment Homes, L.P., a Georgia limited partnership of record as Instrument No. 20001116-0113788, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account by quitclaim deed dated February 6, 2004 from Principal Life Insurance Company, an Iowa corporation of record as Instrument No. 20040206-0014805, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Woodmont Condo, LLC, a Delaware limited liability company, by quitclaim deed dated February 9, 2004 from Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account of record in Instrument No. 20040209-0015683 and re-recorded in Instrument No. 20040212-0017072, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed

to The Garden Partners, a Tennessee general partnership by quitclaim deed dated February 9, 2004 from Woodmont Condo, LLC, a Delaware limited liability company of record as Instrument No. 20040209-0015684 and re-recorded as Instrument No. 20040212-0017073, Register's Office for Davidson County, Tennessee.

Being the same property described in deeds of record as instruments 20081229-0123072, and 20081231-0123786, and 20090115-0003815, Register's Office for Davidson County, Tennessee

This is improved property known as 2025 Woodmont Boulevard, #237, Nashville, TN 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this ____ day of May 21, 2021.

DIANA GAIL GROSSMAN ELEY, TRUSTEE

STATE OF MISSOURI)
COUNTY ~~AND/OR CITY~~ OF ST. LOUIS)

Personally appeared before me, Joseph P Giljum, a Notary Public, Diana Gail Grossman Eley, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this day 21st of May, 2021.

Notary Public

My Commission Expires:

JOSEPH P. GILJUM
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for St. Louis County
My Commission Expires March 12, 2025
Commission #13543083

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Dora Mitchell

Dora Mitchell, as the Executive Director of Guardianship and Trusts Corp

Subscribed and sworn to before me this 24th day of June, 2021.

Barbara Garcia
Notary Public

My Commission Expires: 3-6-2024

BARBARA GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

30511828.2

True Copy Certification

I, Lucretia Albert, 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 authenticaed according to law.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me. Aubrey D. Burns, a notary public for this county and state, Lucretia Albert who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Aubrey D. Burns
Notary's Signature

My Commission expires: 09-06-2022

Notary's Seal (if on paper)

