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# 703129 DEEDQC
08/24/2021 08:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210824-0113913

Address New Owner(s)
19TH AND WEDGEWOOD OWNERS ASSOCIATION, INC.
2409 Cruzen Street
Nashville, TN 37211

Send Tax Bills To:
SAME

Map & Parcel No.:
104080R90000CO

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 RE, LLC, a North Dakota corporation** ("Grantor") hereby quitclaim and convey unto **19TH AND WEDGEWOOD 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 19TH AND WEDGEWOOD, A TOWNHOUSE PLANNED UNIT DEVELOPMENT of record in Instrument Number 20171222-0130576, Register's Office for Davidson County, Tennessee.

Being part of the same conveyed to GREMADA RE, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, from Stephen Alley Ray, Executor of the Estate of Kathleen W. Ray, by deed of record in Instrument Number 20190619-0058946, Register's Office for Davidson County, Tennessee.

AND

Being part of the same property conveyed to GREMADA RE, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, a North Dakota corporation, from Ranjan Chanda, a married man and Srvitsan Pallavaram, a single man and Jon B. Sheridon, a married man and Karu Jaythilake, married, by deed of record in Instrument Number 20190619-0059183, Register's Office for Davidson County, Tennessee.

AND

Being part of the same property conveyed to GREMADA RE, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, a North Dakota corporation, from Margaret B. Gilchrist, unmarried, by deed of record in Instrument Number 20190619-0059018, Register's Office for Davidson County, Tennessee. This is improved property known as 19TH AND WEDGEWOOD, Nashville, TN 37204.

8.14.21

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 14th day of August, 2021.

GREMADA RE, LLC

BY: Steven F. Walker 8.14.21

LORI LYNN WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-27-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of August, 2021, 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 of Gremada RE, LLC and that the seal affixed to said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Steven F. Walker, acknowledged said instrument to be the free act and deed of said corporation (or association).

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

Lori Lynn Walker My Commission Expires: 4.27.2025
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

LORI LYNN WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-27-2025

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

Steven F. Walker 8.14.21
AFFIANT

Subscribed and sworn to before me, this 14 day of August, 2021.

Lori Lynn Walker My Commission Expires: 4.27.2025
NOTARY PUBLIC

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/14/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202108240113913