Karen Johnson Davidson County
Batch# 704042 DEEDQC
08/25/2021 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210825-0114695

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 36346**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 12th day of August, 2021. Notary Public My Commission Expires: 10/2/2024

TRACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2024

QUITCLAIM DEED

Address New Owner: STD Properties, LLC 1910 12th Ave. S. #101 Nashville, TN 37203	Send Tax Bills To: STD Properties, LLC 1910 12th Ave S. #101 Nashville, TN 37203	Tax Information: 105091H00100CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **2014 DAN MITCHELL FRANKUM TRUST, CHRISSY SHAFFER FRANKUM, TRUSTEE** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **STD PROPERTIES, LLC, a Tennessee limited liability company,** its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1910 12th Avenue South, #101, Nashville, Tennessee, 37203.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2021.

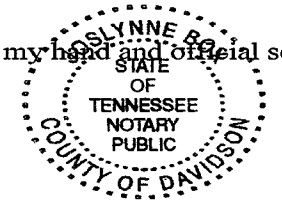
2014 DAN MITCHELL FRANKUM TRUST

By: _____, Trustee
Chrissy Shaffer Frankum, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the said county and state, the within named Chrissy Shaffer Frankum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the 2014 Dan Mitchell Frankum Trust, and, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of August, 2021.



Notary Public

My Commission Expires: 3-3-25

Exhibit "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Unit 101, THE CHELSEA CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20181119-0113627 as amended in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to 2014 Dan Mitchell Frankum Trust, Chrissy Shaffer Frankum, Trustee, by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument No. 20210426-0055493, in the Register's Office of Davidson County, Tennessee, dated April 23, 2021 and recorded April 26, 2021.

Being part of the property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by Special Warranty Deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in Instrument No. 20141219-0116510 and also by Quitclaim Deed of record in Instrument No. 20141219-01165511, in the Register's Office of Davidson County, Tennessee, dated December 18, 2014 and recorded December 19, 2014.

True Copy Certification

I, GEORGE E. MUDTER, JR., 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 on 8/12/2021.

GEORGE E. MUDTER, JR.
Dated 8/12/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

