Karen Johnson Davidson County
Batch# 705710 DEEDQC
08/27/2021 09:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210827-0115798

THIS INSTRUMENT PREPARED BY:

McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 26th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 11-5-2024

ADDRESS OF NEW OWNER:

1018 Wedgewood, LLC
7231 16th Hole Drive
Windsor, California 95492

SEND TAX BILLS TO:

New Owner

MAP AND PARCEL:

Map 105-09-2E-002.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, we, Ryan Vice and wife Nicole Vice, and Peyton Vice, Grantors, do hereby transfer, quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to 1018 Wedgewood, LLC, a Tennessee limited liability company, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Row at Beverlywood, a Horizontal Property Regime with Private Elements, and being shown on Plat attached thereto as Exhibit C, of record in Instrument No. 20160406-0033120, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Ryan Vice and Nicole Vice, Husband and wife, as to a 50% interest, and Peyton Vice, as to a 50% interest, by Warranty Deed from Wedge Properties, a Tennessee General Partnership, of record in Instrument No. 20210819-0112278, Register's Office for Davidson County, Tennessee.

This is improved property known as 1018 Wedgewood Avenue, Nashville, Tennessee 37203.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26th day of August, 2021.

Ryan Vice

Nicole Vice

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ryan Vice, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 26 day of August, 2021.

My Commission Expires: 11-5-2024

Notary Public

A SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nicole Vice, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 26 day of August, 2021.

My Commission Expires: 11-5-2024

Notary Public

A SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, I have hereunto set my signature on this the 26th day of August, 2021.

Peyton Vice by Ryan Vice, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ryan Vice, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Peyton Vice for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Peyton Vice, and is authorized by Peyton Vice to execute this instrument on her behalf pursuant to the terms of a Durable Limited Power of Attorney of record in Instrument No. 20210819-0112279, Register's Office for Davidson County, Tennessee.

Witness my hand and seal this the 26 day of August, 2021.

My Commission Expires: 11-5-2024

Notary Public

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, A. Scott Hubbard, 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 August 24, 2021.
Date

A. Scott Hubbard
Affiant Signature

8/24/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of August, 2021.

Emily Betts
Notary's Signature

My Commission Expires: ~~TENNESSEE~~ Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024