QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 741120 DEEDQC
10/21/2021 01:58:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211021-0141518

O-VRG-21-102

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Oct, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vastland Northcrest Development, LLC	**NEW OWNER**	
(NAME)	(NAME)	**033-04-0D-101.00-CO**
1720 West End Ave, Suite 600,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VASTLAND NORTHCREST DEVELOPMENT, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property located in Goodlettsville, Davidson County, Tennessee;

Being Unit 101, of Dry Creek Commons, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, as amended, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons, of record in Instrument No. 20200529-0055770 and Affidavit of Re-Recording of record in Instrument No. 20200612-0060166, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to the Plat set forth in Exhibit C of said Declaration for the location of the unit described herein, together with the Limited Common Elements and Private Elements appurtenant thereto as described in said Declaration.

Being the same property conveyed to Gallardia Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210401-0043095 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021. (Value of consideration shown in aforementioned deed $264,900.00.)

Being also known as 102 Dry Creek Commons Dr 101 Goodlettsville, Tennessee 37072.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **102 Dry Creek Commons Dr, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 18 day of Oct., 2021.

Gallardia Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Mack H. McClung
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK H. MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of Gallardia Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of October, 2021.

_____
Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212