Karen Johnson Davidson County
Batch# 743117 DEEDQC
10/25/2021 01:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211025-0143100

5040

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $- 0 -.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day Of October, 2021.

Notary Public

Commission Expires 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
GBT Development, a Tennessee general partnership 959 Caldwell Lane Nashville, TN 37204	Owner	117160Y00100CO 117160Y00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Gerald Webber, married**, and **Tice Feldman, married**, and **Brandy Beverung, unmarried**, (hereinafter called the "Grantee") by these presents do hereby grant, quitclaim and convey unto **GBT Development, a Tennessee general partnership**, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Units A and B, private elements, of the Homes at 1314 Grandview Drive as described in the Declaration of Covenants, Conditions, and Restrictions for Homes at 1314 Grandview Drive, a horizontal property regime with private elements and no general common elements of record in Instrument Number 20210812-0108615, Register's Office for Davidson County, Tennessee, and as depicted in Exhibit B thereto, to which Declaration and its exhibits reference is made for a more complete and accurate description of the property and of the rights, duties and obligations of the Unit Owners therein.

This conveyance further transfers and conveys to Grantee all right, title and interest in and to all of the property described in Exhibit A of the aforementioned Declaration, formerly Parcel ID number 117-16-39, and confers upon Grantee all of the rights, duties and responsibilities of Developer and Declarant therein.

Being all of same property conveyed to Gerald Webber, married and Tice Feldman, married and Brandy Beverung, unmarried as tenants in common with right of survivorship, by Warranty Deed from RER Partnership, a Tennessee General Partnership, dated 03/11/2021 and recorded 03/16/2021 in Instrument Number 20210316-0034617 in the Register's Office for Davidson County, Tennessee.

Properties known as: **1314 Grandview Drive, Nashville, TN 37215 (Unit A)**
1316 Grandview Drive, Nashville, TN 37215 (Unit B)

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of October, 2021.

Grantor

Gerald Webber, Grantor

Grantor

Tice Feldman, Grantor

Grantor

Brandy Beverung, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)
)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, Gerald Webber, Tice Feldman, and Brandy Beverung, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument, and upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2021.

Commission Expires: _____

NOTARY PUBLIC

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 21st day of October, 2021.

10/21/2021

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 21st day of October, 2021.

Notary's Signature

Commission Expires: January 10, 2023

File #: 5040-21 PROPERTY DESCRIPTION

202110250143100