Karen Johnson Davidson County
Batch# 747849 DEEDQC
11/02/2021 12:03:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211102-0146556

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **GardWill LLC** ("Grantor"), a Tennessee limited liability company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **NATHAN G. GRAHAM AND SUZANNE E. GRAHAM, CO-TRUSTEES, GRAHAM FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 27, 2021,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Parcel 1 - 845 S. Douglas Avenue, Nashville, TN 37204 M&P 105140A024.00CO

Land in Davidson County, Tennessee, being Unit No. 845 in Waverly Place II , a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Parcel II - 708 Fox Ridge Dr, Brentwood TN 37027 M&P 160140C00800CO

Land in Davidson County, Tennessee, being Unit No. 708 on the Plan of Brentwood Trace Condominiums, Section II, as of record in Plan Book 5200, Page(s) 376 and 377, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Parcel III - 2632 Avery Park Dr, Nashville, TN 37211 M&P 173090A63700CO

Land in Davidson County, Tennessee, being Lot No. 674 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same properties conveyed to GardWill LLC by Quit Claim Deed recorded August 10, 2021 at Instrument No 20210810-0107998 in the Register's office for Davidson County, TN.

IN TESTIMONY WHEREOF I/we have executed this instrument the 27th day of **October, 2021.**

GardWill LLC

MEMBER

By Nathan G. Graham, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of said County and State, personally appeared Nathan G. Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member of **GardWill LLC** , a Tennessee Limited Liability Company, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **GardWill LLC** by himself/herself as Sole Member.

WITNESS my hand and official seal at office this **27th** day of **October, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/16/2023

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the **27th** day of **October, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/16/2023

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PROPERTY OWNER: **NATHAN G. GRAHAM AND SUZANNE E. GRAHAM, CO-TRUSTEES, GRAHAM FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 27, 2021**

OWNER'S ADDRESS: **204 Key Ct Brentwood TN 37027**

MAIL TAX BILLS TO: **NATHAN G. GRAHAM AND SUZANNE E. GRAHAM, CO-TRUSTEES, GRAHAM FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 27, 2021**
204 Key Ct Brentwood TN 37027