(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 757833 **DEEDQC**
11/18/2021 01:12:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211118-0153758

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 3-7-2023

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 12 DAY OF NOVEMBER, 2021.

NOTARY PUBLIC
COMMISSION EXPIRES:

ADDRESS OF NEW OWNER:
Liberty Luxe Properties LLC
1317 Moher Blvd
Franklin, TN 37069

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
086-12-0-033.00

QUITCLAIM DEED

For and in consideration of Zero Dollars (0.00), cash in hand paid, the receipt of which is hereby acknowledged, **G & F Holdings, LLC, a Wyoming limited liability company,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of its right, title and interest to the hereinafter described property to **Liberty Luxe Properties LLC, a Wyoming limited liability company** (hereinafter referred to as "GRANTEE"), in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly, to-wit: (the "Property").

Land in Davidson County, Tennessee, Being Lot No. 33, on the Plan of Hermitage Woods Sec. 3-A, as shown on the Plat of Record in Plat Book 5200, Page 161, and as amended in Book 6890, Page 64, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Liberty Luxe Properties, LLC, by Special Warranty Deed from Deutsche Bank National Trust Company, As Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13, dated June 25, 2013, of record in Instrument No. 20130701-0067650, in the Register's Office of Davidson County, Tennessee. AND Being the same property conveyed to G & F Holdings, LLC, by Quitclaim Deed from Liberty Luxe Properties, LLC, dated June 27, 2013, of record in Instrument No. 20130701-0067651, in the Register's Office of Davidson County, Tennessee.

This property is commonly known as: 1216 Tulip Grove Rd., Hermitage, TN 37067.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 12th day of November, 2021.

G & F Properties, LLC

MANAGER

By: Evan Ragland Farmer
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Evan Farmer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of G & F Holdings, LLC, and that he as such Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of November, 2021.

Notary Public

My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023