This Instrument Prepared by:

GREEN WISE HOMES LLC
8 The Green
Suite #6396
Dover, Delaware 19901

Karen Johnson Davidson County
Batch# 782458 DEEDQC
12/30/2021 03:49:05 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20211230-0172120

NEW OWNER AND ADDRESS FOR TAX BILLS:

Charles Walker
69 Thompson Ln
Nashville, TN 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt and legal sufficiency all of which is hereby acknowledged, GREEN WISE HOMES LLC, a Delaware limited liability company, (hereafter "Grantor") does hereby convey, transfer, remise, release, relinquish, and quitclaim unto CHARLES EDWARD WALKER, (hereafter "Grantee"), Grantee's heirs and assigns, all of its right, title and interest in and to the real property described in Exhibits 1-~~12~~ 13, attached hereto and incorporate herewith by reference.

THIS CONVEYANCE SHALL BE EFFECTIVE AT 11:59 P.M. ON DECEMBER 31, 2021, CENTRAL STANDARD TIME.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed by the below authorized member on this the 30th day of December, 2021.

GRANTOR:

Green Wise Homes LLC

By: CHARLES EDWARD WALKER, Member

SS. - to-wit:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforementioned, personal appeared CHARLES EDWARD WALKER, which whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a MEMBER of Green Wise Homes, LLC, the above Grantor, and that as such Member he executed the above instrument for the purpose therein contained, by signing his name as Member of Green Wise Homes, LLC.

WITNESS my hand and seal, this 30 day of December, 2021.

Douglas R. Sipes

Notary Public

My Comm. Exp.: Douglas R. Sipes Commission Expires March 03, 2025

DOUGLAS R. SIPES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Oath: The actual cash paid for the transfer is $10.00.

Affiant

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10, Affiant

Subscribed and sworn before me this the 30 Day of December, 2021.

Brandi Wells, Deputy Register

Exhibit 1

Improved Property: 109 Prescott Place, Nashville, TN

Map/Parcel No.: 119-10-0-A-109

Derivation Clause: Source of Grantor's title is Instrument No. 20080627-0066774

Legal Description:

Land in Davidson County, Tennessee, being Unit No. 109, on the Plan of Prescott Place Condominiums, of record in Book 6200, Page 257, as supplemented in Book 6250, Page 537, and as described in Master Deed of record Book 6615, Page 743; Book 6639, Page 416; Book 6779, Page 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Exhibit 2

Improved Property: 102 Prescott Place, Nashville, TN

Map/Parcel No.: 119100A10200CO

Derivation Clause: Source of Grantor's title is Instrument No. 20120320-0023602

Legal Description:

LAND in Davidson County, Tennessee, being all of Unit No. 102 on the Plan of Prescott Place Condominiums, as shown by plat appearing of record in Plat Book 6200, page 257, as revised in Plat Book 6250, page 537 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of said unit.

Exhibit 3

Improved Property: 104 Prescott Place, Nashville, TN

Map/Parcel No.: 119-10-0-A-104.00

Derivation Clause: Source of Grantor's title is Instrument No. 20130109-0002881

Legal Description:

Land in Davidson County, Tennessee, being Unit No. 104. Plan of Prescott Place Condominiums, as shown on plat of record in Book 6200, page 257, amended in Book 6250, page 537, as established under Master Deed of record in Book 6615, page 743, amended in Book 6639, page 416 and further amended in Book 6779, page 691, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Exhibit 4

Improved Property: 108 Prescott Place, Nashville, TN

Map/Parcel No.: 119 10A 108CO

Derivation Clause: Source of Grantor's title is Instrument No. 20130712-0072088

Legal Description:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 108 on the plan of Prescott Place Condominiums of record in Book 6200 at page 257, as amended in Book 6250 at page 537, Register's Office for Davidson County, Tennessee.

Exhibit 5

Improved Property: 2717 Gear St, Nashville, TN

Map/Parcel No.: 072-09-0 215-00

Derivation Clause: Source of Grantor's title is Instrument No. 20140714-0061819

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Resubdivision of Lots 22 and 23 of the Bush Spain's Subdivision of Part of the Zack Stull Lands, of record in Instrument No. 20041216-0149677, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Exhibit 6

Improved Property: 112 Prescott Place, Nashville, TN

Map/Parcel No.: 119 10A 112CO

Derivation Clause: Source of Grantor's title is Instrument No. 20140314-0021345

Legal Description:

LAND in Davidson County, Tennessee, being a part of the Plan of Prescott Place Condominiums, as of record in Plat Book 6200, page 257, as amended in Book 6250, page 537, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

BEING Unit No. 112 on said plan and described by the Master Deed Establishing Horizontal Property Regime with Respect to Prescott Place Condominiums, as of record in Book 6615, page 743, as amended in Book 6639, page 416, Register's Office of Davidson County, Tennessee.

Exhibit 7

Improved Property: 115 Prescott Place, Nashville, TN

Map/Parcel No.: 119 10 0A 115.00CO

Derivation Clause: Source of Grantor's title is Instrument No. 20140428-0035654

Legal Description:

Property located in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 115 on the plan of Prescott Place Condominiums, of record in Book 6200, Page 257, (erroneously referenced in prior deeds as "Page 256"), as amended in Book 6250, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING Unit No. 115 on said plan and described by Master Deed Establishing Horizontal Property Regime with Respect to Prescott Place Condominums, as of recor din Book 6615, Page 743, as amended in Book 6639, Page 416, Register's Office for Davidson County, Tennessee.

Exhibit 8

Improved Property: 2901 Tuggle Ave., Nashville, TN

Map/Parcel No.: 11910022800

Derivation Clause: Source of Grantor's title is Instrument No. 20140722-0064953

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 1, on the Map of Tuggle Heights, Subdivision, as of record in Book 1130, page 90, Register's Office for said county, to which reference is hereby made for a more complete and detailed description of said lot.

Exhibit 9

Improved Property: 2903 Tuggle Ave., Nashville, TN

Map/Parcel No.: 119 14 0 152.00

Derivation Clause: Source of Grantor's title is Instrument No. 20140804-0069797

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Tuggle Heights of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee.

Said Lot 3 fronts 60 feet on the westerly side of Tuggle Avenue and runs back between lines, 158.7 feet on the north line and 158.5 feet on the south line to a dead line in the rear on which it measures 60 feet.

Exhibit 10

Improved Property: 2929 Selena Drive #118, Nashville, TN

Map/Parcel No.: 119 14 0A 118.00CO

Derivation Clause: Source of Grantor's title is Instrument No. 20111109-0087676

Legal Description:

A certain condominium apartment in Davidson County, Tennessee, being unit no. 118, as shown on the site plan of Kingswood Condominiums, of record in book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set Forth in Exhibit C of the master deed establishing Kingswood Condominiums, as amended, of record in book 6058, page 320, said Register's Office.

Exhibit 11

Unimproved Property: 3218 Glencliff Road, Nashville, TN

Map/Parcel No.: 13304000900

Derivation Clause: Source of Grantor's title is Instrument No. 20140625-0055295

Legal Description:

Being Parts of Lots 20, 21 and a tract marked "For Future development" as shown on the Map of J. P. Ellis' Glencliff Subdivision, Section "A", a part of the Morton tract, of record in Book 1130, Page 23, Register's Office for Davidson County, Tennessee, a more particularly described according to a survey by Ralph W. C. Lambert, dated August 23, 1964, as follows: Beginning at an iron pin on the Easterly margin of Glencliff Road, 18 feet Southerly from the Southwest corner of Lot No. 21; thence S85°25'E, 262 feet to an iron pin; thence N3°05'E, 132 feet to an iron pin 20 feet North of the original line between Lots Nos. 20 and 21; thence 132 feet to an iron pin 20 feet North of the original line between Lots. Nos. 20 and 21, S88°30'E, 272 feet to a corner fence post, being J. E. Forman's Southeast corner in the Westerly line of the Lewis Payne property; thence with Payne's Westerly line S30°30'W, 371.5 feet to an iron pin in the Northerly margin of Old Antioch Pike; thence S86°W, 476 feet to a railroad spike at the intersection of the Northerly margin of said pike and the Easterly margin of Glencliff Road; thence in a Northerly direction with the Easterly margin of said Road with the curve 257.2 feet to the point of beginning, containing 2.94 acres, more or less. Included in this description but specifically excluded herefrom is that portion of the property conveyed to Metropolitan Government for Nashville/Davidson County, of record in Book 4384, Page 894, being parts of Lots Nos. 20, 21 and a tract marked "For future development" on the Map of Book 1130, Page 23, Register's Office for Davidson County, Tennessee, containing 12,260 square feet. Also the rights for a temporary slope and construction easement to extend 40 feet beyond the new relocated Northerly margin of Antioch Pike. Said easement is to become null and void upon completion of the construction of said Pike.

Exhibit 12

Improved Property: 2825 Hartford Dr, Nashville, TN

Map/Parcel No.: 11910009100

Derivation Clause: Source of Grantor's title is Instrument No. 20091231-0118778

Legal Description:

LAND in Davidson County, Tennessee, being Lot No. 72, on the Plan of Hidden Acres Subdivision, according to plat appearing of record in Book 1130, page 89, of the Register's Office of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the westerly margin of Hartford Drive, being the northeasterly corner of the within described lot and the southeasterly corner of Lot 71; thence along the margin of Hartford Drive in a generally southerly direction 44.5 feet to a point; thence continuing along the westerly margin of Hartford Drive in a generally southerly direction 78.0 feet to a point; thence around a curve to the right, said curve having a radius of 20.0 feet or a distance of 31.4 feet to a point; thence along the northerly margin of Thompson Lane 121.2 feet to a point, said point being the southwesterly corner of the within described lot and the southeasterly margin of Lot 73; thence leaving the northerly margin of Thompson Lane and running in a generally northerly direction 166.7 feet to a point, thence running in a general easterly direction 163.8 feet to the point of beginning.

INCLUDED in the above description buy specifically EXCLUDED there from is the following described property:

Being a 10 foot strip along the westerly side of Lot 72 on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, described according to a survey made October 7, 1959, by T.R. Sanford, Surveyor as follows:

BEGINNING in a northerly margin of Thompson Lane, being the southwesterly corner of Lot 72 (being also the southeasterly corner of Lot No. 73 on said Plan), and running thence northwardly along the common line between Lots 72 and 73, 166.7 feet to an iron pin at the southwesterly corner of Lot 71 on said Plan; thence easterly ten feet, more or less, along the southerly line of Lot No. 7 to the intersection of the broken line showing a 10-foot utility easement on Lot No. 72; thence southwardly along said broken line, parallel to and ten feet distance from the easterly line of Lot No. 73, 165 feet, more or less, to the northerly margin of Thompson Lane; thence westwardly, along the northerly margin of Thompson Lane, ten feet, more or less, to the beginning.

Exhibit 13

Improved Property: 2929 Selena Dr #27, Nashville, TN

Map/Parcel No.: 119 140A 027.00

Derivation Clause: Source of Grantor's title is Instrument No. 20130111-0003936

Legal Description:

Being Unit Number 27, Building "B", on the Plan of Kingwood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same properties conveyed to Green Wise Homes, LLC, by deed in Instrument No. 20180912-0090485, Register's Office for Davidson County, Tennessee.