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This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20211655DES0209

Karen Johnson Davidson County
Batch# 804349 DEEDQC
02/11/2022 12:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220211-0016112

The actual consideration is $0.00.

AFFIANT

NEW OWNER:

Mainland Germantown, LLC
118 16th Ave South, Ste 230
Nashville, TN 37203

Subscribed and sworn to before me this
the 26 day of JAN., 2022.

NOTARY PUBLIC

My Commission Expires: 5/18/24

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

P/O 082 13 0 386.00

WILLIAMSON COUNTY RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Mainland Germantown, LLC, a Tennessee limited liability company and Elliott School Condominium Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Mainland Germantown, LLC, a Tennessee limited liabilty company (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

A portion of the Common Element of The Elliott School Condominiums, being a small portion of that common area hallway adjacent to and serving Unit 209 and the former Unit 312 on the Building's third level as shown on the Plat of record on Exhibit C to the Master Deed of The Elliott School Condominiums, of record in Instrument Number 20210603-0074528 and recorded on June 6, 2021, as amended by Amendment to Master Deed of record in Instrument No.

_____ *and recorded on* _____ *in the Register's Office for said County.*

Being a portion of the same property conveyed to MAINLAND GERMANTOWN, LLC, a Tennessee limited liability company, by Special Warranty Deed from CENTERSTONE OF TENNESSEE, INC., a Tennessee non-profit corporation, of record at Instrument No. 20151020-0106754 and recorded on October 20, 2015, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record as Instrument No. 20151020-0106755 and recorded on October 20, 2015, in the said Register's Office for Davidson County, Tennessee.

The said Amendment to Master Deed caused Unit 312 and a portion of the common area to be combined with and into Unit 209.

Elliott School Condominium Association, Inc., a Tennessee non-profit corporation, joins in execution of this instrument to establish its consent to the conveyance described herein and hereby transfers and conveys its interest in the said common area described herein, if any.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 26 day of JAN, 2022.

GRANTOR:

Mainland Germantown, LLC, a Tennessee limited liability company
By: Mainland Asset Management, LLC, a Tennessee limited liability company
Its: Authorized Person

By: James Lennon, Authorized Person

Elliott School Condominium Association, Inc., a Tennessee non-profit corporation

By: JAMES LENNON
Its: PRESIDENT

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, James Lennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Authorized Person of Mainland Asset Management, LLC, a Tennessee limited liability company, the Manager of Mainland Germantown, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such Authorized Person of Mainland Asset Management, LLC, a Tennessee limited liability company, as Manager of Mainland Germantown, LLC, a Tennessee limited liability

company, the said Grantor.

Witness my hand, at office, the 26 day of JAN, 2022.

NOTARY PUBLIC

My Commission Expires: 5/18/24

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAMES LENNON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be PRESIDENT of Elliott School Condominium Association, Inc., a Tennessee non-profit corporation, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such PRESIDENT of Elliott School Condominium Association, Inc., a Tennessee non-profit corporation, the said Grantor.

Witness my hand, at office, the 26 day of JAN, 2022.

NOTARY PUBLIC

My Commission Expires: 5/18/24

TRUE COPY CERTIFICATION

I, Ryan Rafoth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on January 26, 2022.

Affiant Signature

1/26/22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 26th day of January, 2022.

Christina Indrei
Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25