Karen Johnson Davidson County
Batch# 851068 DEEDQC
05/05/2022 09:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220505-0051855

This Document Prepared By:
Robert L. Walker
20152 Milano Court
Yorba Linda, CA 92886

After Recording, Return and Mail Tax Statements To:
Robert L. Walker and Alice B. Periquet
20152 Milano Court
Yorba Linda, CA 92886

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, ROBERT LANE WALKER, a married man, the GRANTOR,

Whose mailing address is 20152 Milano Court, Yorba Linda, CA 92886;

hereby conveys and quitclaims to

MIDDLEBORO INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the GRANTEE,

Whose mailing address is 20152 Milano Court, Yorba Linda, CA 92886;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 617 B. Eastboro Dr., Nashville, TN 37209.

Assessor's Parcel Number: 090-12-0226.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Dated this 21st day of February, 2022.

ROBERT LANE WALKER

STATE OF CALIFORNIA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public, ROBERT LANE WALKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 21st day of February, 2022.

NOTARY PUBLIC

My commission expires: August 16, 2023

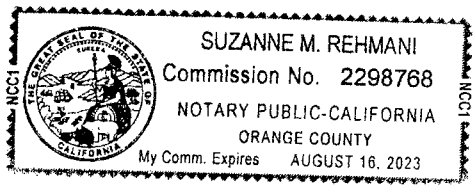


EXHIBIT A

LAND IN DAVIDSON COUNTY BEING UNIT B, TOGETHER WITH THE INTEREST IN THE COMMON ELEMENTS OF DECLARATIONS OF COVENANTS. CONDITIONS AND RESTRICTIONS FOR 617 EASTBORO COTTAGES A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AS INSTRUCTED 20131223-0129561, AS AMENDED BY AMENDMENT TO THE SUBSTITUTE EXHIBIT B IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 617 EASTBORO COTTAGES RECORDED AS INSTRUMENT 20140930-0089732, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE, SAID UNITS BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT 'B' TO THE AFOREMENTIONED DECLARATION, ASW AMENDED, REGISTER'S OFFICE FOR DAVIDSONS COUNTY, TENNESSEE SO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE ACCURATE DESCRIPTION.

and more commonly known as 617 B. Eastboro Dr., Nashville, TN 37209.

TAX PARCEL NUMBER: 090-12-0226.00

Being the same property conveyed to Robert Lane Walker, unmarried by deed from Carmen B. Arrington and Tyler Antonakos of record in Instrument # 20210208001784 6, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-25

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, **Carla R. Dillard**, 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 4-26, 22.

4/26/22

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me on April 26, 2022.

Notary Public: Judy Reed
My Commission Expires: 11-22-25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD