This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

SEND TAX BILL TO
NEW OWNER:
GRAN INC.
200 Nashboro Blvd.
Nashville, TN 37217

MAP 135120F03500CO

Karen Johnson Davidson County
Batch# 858350 DEEDQC
05/18/2022 03:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220518-0057735

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, hereinafter called the "GRANTOR", **RUTRUT LLC,** has bargained and sold , and by these presents, does transfer and convey all right, title and interest that they may have in and to the following described real property unto **GRAN Inc.** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain Townhomes located in Davidson County, Tennessee, being Unit No. 35 The Golf Retreat at Nashboro II ("GRAN II"), A Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for The Golf Retreat at Nashboro II ("GRAN II"), a Horizontal Properly Regime of record in Instrument Number 20200924-0110161 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, private elements and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20200924-0110161, to said Master Deed.

Being the same property conveyed to RUTRUT, LLC from GRAN Inc. of record by Instrument No. 20220316-0030273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is improved property known as 1357 Nashbroro Blvd, Unit 35, Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said

property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 1st day of April, 2022.

RUTRUT LLC

Toni Rutgerson, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Toni Rutgerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Manager of RUTRUT, LLC with the authority to do so executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of April, 2022.

NOTARY PUBLIC
MyCommissionExpires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MAY 6, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of April, 2022.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 April 1, 2022 .

Affiant Signature Date 5//18/2022

State of Tennessee; County of Davidson

Sworn to and subscribed before me on this 18th day of May, 2022,

Notary Public

My Commission Expires:

