Karen Johnson Davidson County
Batch# 859645 DEEDQC
05/20/2022 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220520-0058830

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

G Squared Holdings, LLC.
5008 Lady Thatcher Dr.
Murfreesboro, TN 37129

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE ST
MURFREESBORO, TN 37130

MAP/PARCEL: 109 05 0B 909.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum and amount of **TEN and NO/100 ($10.00) DOLLARS**, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **GILL GONEKE, II, (f.k.a. GILBERT T. GONEKE II),** has this day bargained and sold and does hereby transfer and Quitclaim unto, **G SQUARED HOLDINGS, LLC., a Tennessee Limited Liability Company,** it's successors and assigns, forever, all of his right, title and interest, in and to a certain tract or parcel of real estate situated in Davidson County, State of Tennessee being more particularly described as follows, to-wit:

BEING Unit No. 909 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377 and Secondary Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Williams Bend Townhomes, a Private Element Horizontal Regime, contained in said Declaration, the Plan filed as Exhibit C to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

FOR source of title to said realty reference is made to deed from 70 South Associates, LLC., a Tennessee Limited Liability Company to Gilbert T. Goneke dated March 31, 2005 of record in Instrument No. 20050404-0036513, Register's Office for Davidson County, Tennessee. Further reference is made to Amended Final Decree in Instrument No. 20110222-0014325, of said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

Gilbert T. Goneke, Gilbert T. Goneke II, and Gill Goneke H, is one in the same person.

IN WITNESS WHEREOF, we have hereunto set our signatures this the 10th day of May, 2022.

GILL GONEKE, II

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **GILL GONEKE, II,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the forgoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 10TH day of May, 2022.

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires:01/15/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 29th day of December, 2021.

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 1/15/2025

Tennessee Certification of Electronic Document

I, Tracey Gullett, 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 05/10/2022 _____ (date of document).

Tracey Gullett
Date: 05/10/2022

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of May, 2022

ALYSSA M. POORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 19, 2025

NOTARY PUBLIC
My Commission Expires: 04/19/2025