Karen Johnson Davidson County
Batch# 873813 DEEDQC
06/17/2022 02:42:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220617-0069825

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Wanderer LLC 204 South 11th Street Nashville, TN 37206	New Owners	071150L10100CO 071150L10200CO 071150L10300CO 071150L10500CO 071150L20100CO 071150L20200CO 071150L20300CO 071150L20400CO 071150L20500CO 071150L20600CO 071150L30100CO 071150L30200CO 071150L30300CO 071150L30400CO 071150L30500CO 071150L30600CO 071150L40000CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PETER JONES, a married man*, STEPHEN CODY WILKINS, a married man*, LOCKELAND PLACE PARTNERS, GP, and DUE SOUTH, LLC,** by these presents do hereby quitclaim and convey unto **The Wanderer LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his/her/their/its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Units No. 101, 102, 103, 105, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306 and 400 of a Condominium Development 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 Wanderer East Condominium of record in Instrument Number 20190308-0021588, 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, 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 D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to 1225 Lischey, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Wandrer East General Partners, a Tennessee general partners of record in Instrument No. 20190130-0008859 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on January 30, 2019.

Being the same property conveyed to PETER JONES, as to a 25% interest, STEPHEN CODY WILKINS, as to a 25% interest, LOCKELAND PLACE PARTNERS, GP, as to a 25% interest, and DUE SOUTH, LLC, as to a 25% interest, as tenants-in-common by Special Warranty deed from 1225 Lischey, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220616-0069825 **Register's Office for Davidson County, Tennessee, dated June** 15 **, 2022 and recorded on June** 16 **, 2022.**

Being also known as 400 Douglas Avenue, Unit 400, and 404 Douglas Avenue, Units 101-103, 105, 201-206, and 301-306 Nashville, TN 37207.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 15th day of June, 2022.

Affiant

My commission expires: 3·3·25
(Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of June, 2022.

Peter Jones

Stephen Cody Wilkins

Lockeland Place Partners, GP

Angie L. Lawless, Partner

J. Brandon Miller, Partner

Steven T. Morris, Partner

Due South LLC

Amy Clithero-Gill, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Jones and Stephen Cody Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2022.

Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angie L. Lawless, Partner, J. Brandon Miller, Partner, and Steven T. Morris, Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partners of Lockeland Place Partners, GP, a Tennessee general partnership , and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2022.

Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Clithero-Gill, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Due South, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2022.

Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025