QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 913785 DEEDQC
09/07/2022 03:43:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220907-0100457

W-PP-22-214

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Sept., 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Liberty Luxe Properties, LLC, a Wyoming limited liability company	**NEW OWNER**	
(NAME)	(NAME)	**043-12-0-010.00**
PO Box 1446		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37065		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **G & F HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LIBERTY LUXE PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Eller & Vandiver Subdivision, Block "A", described according to a survey by Southern Land & Associates, dated March 31, 1980, as follows:

Beginning at a point in the easterly margin of Rio Vista Drive, said point being 253 feet from the northerly margin of Dupont Avenue; thence Northwesterly 50 feet, more or less to a point; then northeasterly 275 feet to a point; thence southeasterly 50 feet, more or less to a point; thence southwesterly 275 feet to the easterly margin of Rio Vista Drive which is the point of beginning.

Parcel 2:
Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 10 on the Plan of Anderson Estates of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being Lot No. 6 on the Plan of Eller and Vandiver's Subdivision, not of record, and further described as follows: Beginning at a point in the Easterly margin of Rio Vista Drive, said point being 203 feet from the Northerly margin of Dupont Avenue; thence Northwesterly 50 feet to a point; thence Northeasterly 275 feet to a point; thence Southeasterly 50 feet to a point; thence Southwesterly 275 feet to the point of beginning.

Parcel 1 & 2:
Being the same property conveyed to G & F Holdings, LLC by Warranty Deed from Gregory Joseph Lammert, unmarried, dated April 02, 2015 and recorded on April 07, 2015 in Instrument No. 20150407-0030514, Register's Office for Davidson County, Tennessee. (as to Parcel 043-12-0-011.00 and Parcel 043-12-0-010.00)

Parcel 1:
Being the same property conveyed to Liberty Luxe Properties, LLC by Deed of Correction and Quitclaim Deed from G & F Holdings, LLC dated January 19, 2017 and recorded January 27, 2017 in Instrument No. 20170127-0009026, Register's Office For Davidson County, Tennessee. (as to Parcel 043-12-0-011.00.)

Parcel 2:
Being the same property conveyed to Liberty Luxe Properties, LLC by Quitclaim Deed from G & F Holdings, LLC dated July 23, 2015 and recorded on July 24, 2015 in Instrument No. 20150724-0072872, Register's Office for Davidson County, Tennessee. (as to Parcel 043-12-0-010.00.)

Being the same property conveyed to G & F Holdings, LLC by Deed of Correction and Quitclaim Deed from Liberty Luxe Properties, LLC dated January 19, 2017 and recorded January 27, 2017 in Instrument No. 20170127-0009026, Register's Office For Davidson County, Tennessee. (as to Parcel 043-12-0-010.00.)

Being the same property conveyed to Liberty Luxe Properties, LLC by Quitclaim Deed from G & F Holdings, LLC dated August 19, 2022 and recorded on August _____, 2022 in Instrument No. _____, Register's Office for Davidson County, Tennessee. (as to Parcel 043-12-0-010.00.)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **214-216 & 218-220 Rio Vista Dr., Madison, Tennessee 37115**.

Witness my/our hand(s) this the 2nd day of Sept., 2022.

G&F Holdings, LLC

BY: _____
Evan Farmer
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVAN FARMER, to me known (~~or proved to me on the~~ basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of G & F HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of September, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212