QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL ID:
Andrea D. Gian 200 Sailboat Drive Nashville, TN 37217	Andrea D. Gian 5714 Cascade Lane Thompsons Station, TN 37179	13613006900

THIS INSTRUMENT WAS PREPARED BY:
George R. Adams Jr., Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-500-0013 - Fax: 615-791-6096 - Email: gadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $-0-.

ANDREA D. GIAN

Subscribed and sworn to before me this 2nd day of January, 2023.

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: Mar. 19, 2023.

Karen Johnson Davidson County
Batch# 981276 DEEDQC
03/16/2023 08:48:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230316-0018928

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, SAILBOAT SOLUTIONS, LLC, Grantor, by these presents, does hereby quitclaim and convey unto ANDREA GIAN, Grantee, its successors and assigns all of its right, title and interest in and to the following described property lying in Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 551 on the Plan of Edge-O-Lake Estates, Section 13, of record in Book 4175, Page 33, Register's Office for said County.

Said Lot No. 551 fronts 82.54 feet on the easterly margin of Sailboat Drive and extends back 119.8 feet on the northerly line and 154.4 feet on the southerly line to a twice broken line in the rear, measuring 146.76 feet thereon.

Being the same property conveyed to Victor Gian and Andrea Gian, husband and wife, by deed from Cheryl A. Akridge, Trustee of the Charlene Stone Revocable

Living Trust, dated June 30, 2011, of record in Instrument No. 20160815-0084990, Register's Office for Davidson County, Tennessee.

And further Being the same property conveyed to Sailboat Solutions, LLC, a Tennessee Limited Liability Company, by deed from Victor Gian and Andrea Gian, husband and wife, of record in Instrument No. 20200511-0048438 as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20200814-0091058.

This is improved property, known as 200 Sailboat Drive, Nashville, Tennessee 37217.

This description was taken from a prior deed.

IN WITNESS WHEREOF, the Grantor has caused his and her name to be affixed hereto on this 2nd day of January, 2023.

SAILBOAT SOLUTIONS, LLC
By: Andrea D. Gian, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared ANDREA D. GIAN, the sole Member of SAILBOAT SOLUTIONS, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 2nd day of January, 2023.

Notary Public

My Commission Expires: Mar. 14, 2023.

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY