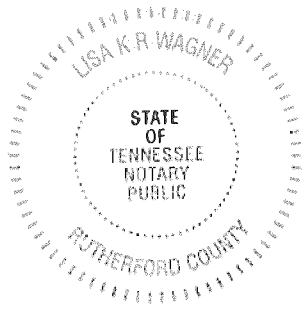
Karen Johnson Davidson County
Batch# 1009798 DEEDQC
06/01/2023 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230601-0041200



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

Subscribed and sworn to before me, this 31 day of May, 2023.

Notary Public

My commission expires: Sept. 21, 2024

THIS INSTRUMENT PREPARED BY:
Regal Title, LLC
557 Sam Ridley Pkwy W., Smyrna, TN 37167

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
GLSE Property Group Investments LLC	GLSE Property Group Investments LLC	147020B07300
5810 Shelby Oaks Dr. Ste. B	5810 Shelby Oaks Dr. Ste. B	
Memphis, TN 38134	Memphis, TN 38134	

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Shawneaqua Edwards, unmarried woman** (hereinafter the "Grantor"), hereby quitclaim and conveys to **GLSE Property Group Investments, LLC a Tennessee Limited Liability Company** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

(Legal Description)

Land in Davidson County, Tennessee, being all of Lot No 111, as established by a Master Deed of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed reference is hereby made to the Plant of Caldwell Court Condominium Apartments of record in Exhibit A-2 of said Master Deed to which plan reference is made for a more complete description.

Being the same property conveyed to Zeinab Omar Muse by Warranty Deed from Equity Trust Company Custodian FBO Z108932 IRA, dated February 16, 2015 and recorded February 20, 2015 of record in Instrument No. 20150220-0014845, Register's office of Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower of other martial interest as contemplated by T.C.A., 208-2-307 or other similar statute.

Being the same property conveyed to Shawneaqua Edwards, unmarried, by Warranty Deed from Zeinab Omar Muse, married of record as Instrument No. 20180713-0068099, dated July 11, 2018, said Register's Office

This conveyance is subject to: Covenants, conditions, restrictions and easements, if any, recorded as Book 6189, Page 744, Amended Recorded as Instrument No. 20070509-0055551, Amended Recorded as Instrument No. 20071011-0120947 and Appointment of Successor Trustee recorded in Book 10016, Page 185, Bylaws recorded in Book 6188, Page 787. Agreement for Dedication of Easement recorded in Book 4895, Page 629. Land use Restrictions Agreement, including terms and conditions thereof as recorded in Book 8860, Page818. Charter of Caldwell Court Condominium Association, Ind., recorded in Book 6188, Page 453 and Amended recorded as further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivisions/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

BEING improved property commonly known as **550 Harding Place, D-111, Nashville, TN 37211.**

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 25TH day of May, 2023.

Shawneaqua Edwards
TN DL # 096395299

Glenn Lewis, Jr.
TN DL # 114882275

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shawneaqua Edwards and Glenn Lewis, Jr. the within named bargainor(s), to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of May, 2023.

Notary Public
My Commission Expires: 01/01/2023

NOTARY PUBLIC
RODOLFO J. LUGO
Notary Public, State of Florida
Commission# HH 336921
My comm. expires Jan. 1, 2027

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 5/25/23 (date of document).

Affiant Signature

5-31-2023

Date

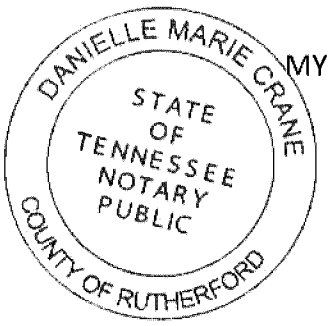
State of TN

County of Rutherford

Sworn to an subscribed before me this 31th day of May, 2023

Danielle Marie Crane

NOTARY'S SEAL



MY COMMISSON EXPIRES: 2/22/25