Karen Johnson Davidson County
Batch# 1011650 DEEDQC
06/06/2023 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230606-0042720

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) SP Investors, LLC	(NAME) Sally Ann Landerville & Jon Brian Landerville	117150A024.00 & 117150A168.00
(STREET ADDRESS) 2927 Franklin Pike	(STREET ADDRESS) 1508 Via Montemar	
(CITY) (STATE) (ZIP) Nashville, Tennessee 37204	(CITY) (STATE) (ZIP) Palos Verdes Estates, CA 90274	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Jon Brian Landerville and Sally Ann Landerville, Co-Trustees of the Landerville Living Trust, U/A dated August 1, 2008** Grantor(s), does hereby quitclaim and convey unto **SP Investors, LLC, a Tennessee Limited Liability Company** the Grantees herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

SEE ATTACHED EXHIBIT "A"

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 1900 Richard Jones Rd., Unit V-12, Nashville, Tennessee 37215 & 1900 Richard Jones Rd, Unit R-8, Nashville, Tennessee 37215

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 5th day of June, 2023.

Affiant

My commission expires: 8/19/2026
(Affix Seal)

Notary Public

BRANDI L WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 30 day of May, 2023.

The Landerville Living Trust, U/A dated August 1, 2008

By: _____
Jon Brian Landerville, Co-Trustee

By: _____
Sally Ann Landerville, Co-Trustee, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within Jon Brian Landerville and Sally Ann Landerville, Co-Trustees of the Landerville Living Trust, U/A dated August 1, 2008, with whom I am personally acquainted, and who acknowledged that within Jon Brian Landerville and Sally Ann Landerville executed the within instrument for the purposes therein contained and who further acknowledged that within Jon Brian Landerville and Sally Ann Landerville are the Co-Trustees of the maker or constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of May, 2023.

_____
Notary Public

ROB DECAMP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

My Commission Expires: 11/02/2026

Exhibit "A"

Tract I

Land in Davidson County, Tennessee, being Parcel No. 24, Unit No F-4 on the plan of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, Page 702, amended in Book 7841, Page 557 and Book 9830, page 181, said Register's Office.

Being the same property conveyed to Sally Ann Landerville and Jon Brian Landerville, Trustees of the Landerville Living Trust, U/A dated August 1, 2008 by Warranty Deed dated July 15, 2021 from Robert Wellerding, a married man, recorded July 20, 2021 as Instrument No. 20210720-0097111, Register's Office for Davidson County, Tennessee

Tract II

Land in Davidson County, Tennessee, being, Unit No. R-8 on the plan of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, Page 702, amended in Book 7841, Page 557 and Book 9830, page 181, said Register's Office.

Being the same property conveyed to Jon Brian Landerville and Sally Ann Landerville, as Co-Trustees of the Landerville Living Trust, U/A dated August 1, 2008 by Warranty Deed dated September 22, 2021 from Brian Woods and wife, Sherry Woods, recorded September 27, 2021 as Instrument No. 20210927-0129613, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/30/23 (date of document).

Affiant Signature

5/30/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY