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Karen Johnson Davidson County
Batch# 1048753 DEEDQC
09/12/2023 09 45 04 AM 2 pgs
Fees $12 00 Taxes $0 00
20230912-0071424

QUITCLAIM DEED

This QUITCLAIM DEED ("Deed"), made this 24th day of July, 2023 by and between 777 Newberry Trust u/a/d June 15, 2021, a Tennessee Trust having an office at 227 W Monroe St. Ste 5000, Chicago IL 60606 ("Grantor"), and Julianna Zobrist, of Nashville, TN ("Grantee").

The Grantor, for and in consideration of the sum of ten dollars ($10.00), the receipt, and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby quitclaim unto the Grantee, its successors, and assigns, the following described premises located in Davidson County, Tennessee (the "Premises") together with all of Grantor's right, title, and interest in and to the following:

Land in Davidson County, Tennessee, being lot No. 212 on the Plan of Brook Meade, Section VI of record in Plat Book 2331, Page(s) 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane Goodman Davich, married by Warranty Deed from Marion Gardner Brooks, Unmarried of record in Book 9406, Page 634, Register's Office for Davidson County, Tennessee, dated July 6, 1994 and Recorded on July 13, 1994.

Being the same property conveyed to Volunteer State Development LLC, a Tennessee limited liability company by Warranty deed from Diane Goodman Davich, married of record in Instrument No. 20200302-0023431 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on March 02, 2020

Being the same property conveyed to Johnathan Crocker and Scott Knabe and Volunteer State Development, LLC, a Tennessee limited liability company, a 1/3 undivided interest each by Quitclaim deed from Volunteer State Development LLC, a Tennessee limited liability company of record in Instrument No. 20200608-0058636 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 08, 2020.

Being the same property conveyed to 777 Newberry Trust by Warranty Deed from Johnathan Crocker, Scott Knabe and Volunteer State Development, LLC, a Tennessee limited liability company, a 1/3 undivided interest each of record in Instrument No. 20210625-0086590 Register's Office for Davidson County, Tennessee, dated June 25, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

Parcel No: 102-11-0-030.00

The property is exempt from property transfer tax under Tenn. Code Ann. § 67-4-409(a)(3)(F) as a transfer from a Trustee of a Revocable Trust to its grantor.

GRANTEE, BY THE ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT THE CONVEYANCE OF THE PREMISES IS SPECIFICALLY MADE "AS IS" AND "WHERE IS," WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF TITLE, IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY, OR ANY OTHER WARRANTIES WHATSOEVER CONTAINED IN OR CREATED BY TENN. CODE ANN. § 66-5-103 OR OTHERWISE.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

GRANTOR:

777 Newberry Trust U/A/D June 15, 2021

Robert Fedoris

Robert Fedoris, Trustee

State of Illinois

County of Cook

I hereby certify that Robert Fedoris whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date noted in the conveyance. Given under my hand this 24 day of July, 2023

Notary Public

My Commission Expires: December 9, 2024

OFFICIAL SEAL
BROOKE H. SCHLICTMAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires December 9, 2024

New Owner Responsible for tax payment:

Julianna Zobrist

777 Newberry Road,

Nashville, TN 37205