Karen Johnson Davidson County
Batch# 1059078 DEEDQC
10/10/2023 08 21 08 AM 3 pgs
Fees $17 00 Taxes. $0.00
20231010-0079392

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

THIS DEED WAS PREPARED SOLELY BASED ON THE INFORMATION SUPPLIED BY THE PARTIES HERETO.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Gary Davis and wife, Lisa Davis, Mitchell Davis and Kyle Davis 1309 Briarville Road, Suite 101 Madison, Tennessee 37115	Same	051-10-0F-004.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GARY D. DAVIS, a resident of the State of Tennessee ("Grantor"), by these presents, transfers and conveys unto GARY D. DAVIS and wife, LISA W. DAVIS, as to a one-half (1/2) undivided tenant-in-common interest, MITCHELL S. DAVIS, as to a one-fourth (1/4) undivided tenant-in-common interest, and KYLE DAVIS, as to a one-fourth (1/4) tenant-in-common interest (collectively "Grantees"), their heirs, successors and assigns, his interest in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A.

The Subject Property is improved property known as 1309 Briarville Road, Suite 101, Madison, Tennessee 37115. Grantor's interests in and to the Subject Property is conveyed to Grantees, their heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers his interest in and to the Subject Property to Grantees on an "as-is, where-is" basis.

<Signatures and notary acknowledgments appear on the following page >

IN WITNESS WHEREOF, we have hereunto set our signatures to be effective as of October 3, 2023.

GRANTOR:

GARY D. DAVIS

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Jennifer Roberts, a Notary Public of said County and State, personally appeared GARY D. DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 3rd day of October, 2023

Jennifer Roberts
Notary Public

My Commission Expires: September 8, 2025

JENNIFER ROBERTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Sept 08, 2025

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(A)(i), the actual consideration given for this conveyance is Ten and 00/100 Dollars ($10.00).

AFFIANT

Sworn to and subscribed before me, this 3rd day of October, 2023.

Jennifer Roberts
Notary Public

My Commission Expires: September 8, 2025

JENNIFER ROBERTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Sept 08, 2025

EXHIBIT A

LEGAL DESCRIPTION

BEING Unit No. 4, known as Suite 101, 1309 Briarville Road, Madison, Davidson County, Tennessee 37115, a part of Oakland Trace Commercial Offices, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 7392, page 68, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace Commercial Offices attached as Exhibit A to the Master Deed, for a more complete and accurate description of said unit.

BEING the same property conveyed to GARY D DAVIS, by Warranty Deed from C & T DEVELOPMENT CO., INC., a Tennessee corporation, of record in Book 7418, page 735, dated December 3, 1987, said Register's Office.