Karen Johnson Davidson County
Batch# 1074290 DEEDQC
11/21/2023 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231121-0090673

QUITCLAIM DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-303

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anandis Group, LLC	Same as owner	181 10 0E 022.00
(NAME) 621 Dunhill Drive	(NAME)	
(ADDRESS) Danville, CA 94506	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bay Health Partners, LLC**, a California limited liability company (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Anandis Group, LLC**, a California limited liability company, (the "**Grantee**"), its successors and assigns, all of its right, title, and interest in that certain property in Williamson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Phase Two, Section One, High Point of record in Plat at Instrument No. 20140117-0004783, 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 Bay Health Partners, LLC, from David A Barron and Catherine Mary Barron, husband and wife, by Warranty Deed dated March 17, 2022, of record in Instrument No. 20220502-0050376, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 5135 Ander Drive, Brentwood, TN 37027.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 21st day of November, 2023.

GRANTOR:

Bay Health Partners, LLC,
a California Limited Liability Company

By: _____
Aaron Scot Wilkins, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Aaron Scot Wilkins , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of **Bay Health Partners, LLC**, a California limited liability company, the within named Grantor, and being duly authorized, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of November, 2023.



_____
Notary Public

My Commission Expires: 5/9/26

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 November 21, 2023.

Signature
Date: November 21, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 21st day of November, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025