Karen Johnson
Batch # 1157822
07/15/2024 08:30:57 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240715-0052791

his Instrument prepared by: M. Wayne LaGrone, 10792 Trailrider Pass, Littleton, Colorado 80127

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that M. Wayne LaGrone and Paula LaGrone as Trustees of The Wayne and Paula LaGrone Trust, on this the 30th day of ~~April~~ June, 2024, for and in consideration of the sum of One and no/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto Rachyl LaGrone all right, title and interest in and to the following described real estate, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 316 of The Park at Melrose Condominiums, a Horizontal Property Regime, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing the Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being all or part of the same property conveyed to The Wayne and Paula LaGrone Trust in the Davidson County Register's Office Deed Instrument No. 20211119-0154132 dated November 19, 2021.

IN TESTIMONY WHEREOF we have hereunto set our hands this 30th day of ~~April~~ June, 2024.

M. Wayne LaGrone, Trustee

Paula LaGrone, Trustee

STATE OF COLORADO)

COUNTY OF JEFFERSON)

Before me personally appeared M. Wayne LaGrone and Paula LaGrone, with whom I am personally acquainted, and who acknowledged to be the persons within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of ~~April~~ June, 2024.

KIMBERLY V. SPARKS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144020783
MY COMMISSION EXPIRES MAY 22, 2026

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Affiant

STATE OF COLORADO)

COUNTY OF JEFFERSON)

Subscribed and sworn before me this 30th day of ~~April~~ June, 2024.

KIMBERLY V. SPARKS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144020783
MY COMMISSION EXPIRES MAY 22, 2026

Notary Public

Name and address of new owner -
Rachyl M. LaGrone, 2310 Elliott Ave., Unit 316, Nashville, TN 37204

Map and parcel number - 105-14-0C-316-00-CO

Exhibit A

STATEMENT OF AUTHORITY
FOR THE WAYNE AND PAULA LAGRONE TRUST

1. This Statement of Authority relates to an entity named the Wayne and Paula LaGrone Trust U/A DTD ~~August~~ Sept. 21, 2018 ("Trust").

2. The type of entity is a REVOCABLE TRUST.

3. The entity is formed under and subject to the laws of Colorado.

4. The mailing address for the entity is: 10792 Trailrider Pass. Littleton, Colorado 80127

5. The name or position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

   M. Wayne LaGrone, Trustee
   Paula LaGrone, Trustee

6. The authority of the foregoing persons to bind the entity is limited as follows: N/A

7. This Statement of Authority is executed on behalf of the entity and can be used to prove who has the authority to act on behalf of the Trust. The Trustee has very broad powers under the terms of the Trust, and specifically has the power to obtain life insurance and hold life insurance in the name of the Trust. The Trustee also has the authority to handle and convey real estate pursuant to the provisions of Sections 38-30-108.5 and 38-30-172, C.R.S.

8. This Statement of Authority amends and supercedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed: ~~August~~ Sept. 21, 2018

Name: M. Wayne LaGrone
M. Wayne LaGrone, Trustee

Name: Paula LaGrone
Paula LaGrone, Trustee

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 21st day of ~~August~~ September, 2018, by M. Wayne LaGrone and Paula LaGrone, Trustee of the Wayne and Paula LaGrone Trust.

Witness my hand and official seal.

My Commission Expires: 5-22-22

(SEAL) KIMBERLY V. SPARKS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144020783
MY COMMISSION EXPIRES MAY 22, 2022

Notary Public