This instrument Prepared By:
Dunham Hildebrand Payne Waldron, PLLC
9020 Overlook Boulevard, Suite 316
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1198334 DEEDQC
10/25/2024 02:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241025-0083124

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2024.

Notary Public
My Commission Expires: 10-4-2027

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner	Send Tax Bills To:	Map-Parcel Number
1222 S Graycroft Ave LLC 5223 Heathrow Hills Drive Brentwood, Tennessee 37027	New Owner	051 06 0D 012.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Graycroft Developments, LLC**, a Tennessee limited liability company ("Grantor") conveys and quitclaims unto **1222 S Graycroft Ave LLC**, a Tennessee limited liability company ("Grantee"), all its interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 12, on the Plan of Montage Village, a Townhouse Planned Unit Development, being a Horizontal Property Regime with Private Elements, as more particularly described in and established pursuant to that certain on Declaration of Protective Covenants, Conditions, and Restrictions for Montage Village, of record in Instrument No. 20220331-0037694, as amended by Instrument No. 20241025-0082853, in the Register's Office for Davidson County, Tennessee, and being further shown on the plan attached as Exhibit B of the Declaration, to which reference is hereby made for a more complete and accurate legal description, together with the appurtenant easements thereunto belonging as set forth in the Declaration and the Bylaws attached as Exhibit D to the Declaration, and the undivided percentage interest to which said

unit is entitled with respect to the common elements as defined in and as set forth in the Declaration.

Being a portion of the same property conveyed to Graycroft Developments, LLC, a Tennessee limited liability company, by Warranty Deed from Jeff Kendig, of record in Instrument No. 20200113-0004095, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Graycroft Developments, LLC, a Tennessee limited liability company, by Warranty Deed from Aphesis House, Inc., of record in Instrument No. 20200205-0013592, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1222 South Graycroft Avenue, Madison, Tennessee 37115.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, and that said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTOR, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED. PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN, AND NO TITLE INSURANCE IS PROVIDED.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 24th day of October, 2024.

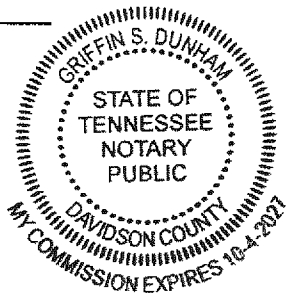
GRAYCROFT DEVELOPMENTS, LLC

By: Jason Morgan
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of October, 2024, before me personally appeared Jason Morgan, in his capacity as Authorized Member of the Grantor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Signature
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Emma Howard, 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 10/24/24 (date of document).

Affiant Signature

10/24/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of October, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL