NEW OWNER:

KD Ventures, LLC
4824 Chaffey Lane
Lexington, Kentucky 40515

SEND TAX BILLS TO:
NEW OWNER

Map 105
Parcel 14 0C 057.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087-
FILE NO: 18-0279

Bill Garrett Davidson County
DEEDQC
Batch# 115763 3 pgs
07/12/2018 02:57:08 PM
Fees: $17.00 Taxes: $0.00
20180712-0067652

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **David Westerfield and Karla Westerfield, husband and wife** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KD Ventures, LLC,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21 day of June 2018

David Westerfield

Karla Westerfield

STATE OF Kentucky

COUNTY OF Fayette

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, David Westerfield & Karla Westerfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that David Westefield and Karla Westerfield executed the within instrument.

WITNESS my hand and official seal at office this 21st day of June 2018

CONNIE M. WOOD NOTARY PUBLIC ID# 533612 COMMONWEALTH OF KENTUCKY EXPIRES JUNE 10, 2019

NOTARY PUBLIC

My commission expires: 06-10-2019

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The actual consideration or value, whichever is greater, for this transfer is $ 0.

AFFIANT

Sworn to and subscribed to before me this 21st day of June 2018

DANIELLE IMBARATTO NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10.6.21

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 2308, on the Plan of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, as established by declaration of Covenants Conditions and Restrictions of the Park at Melrose Townhomes a Horizontal Property Regime with Private Elements of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Reference is hereby made to the plan of the Park at Melrose Townhomes, shown on Exhibit "C" to the
Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to David Westerfield and Karla Westerfield, husband and wife, by Warranty Deed from Le He, an unmarried woman, in Instrument No. (*) **___ Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on** 7/12/2018 **.**

Being also known as 2308 Knowles Avenue Nashville, Tennessee 37204.

*20180712-0067651