QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 119400 DEEDQC
07/23/2018 03:33:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180723-0071735

State of Tennessee]
County of Davidson]

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 TH DAY OF JULY, 2018.

NOTARY PUBLIC

My Commission Expires: 5/22/19

CLIFTON CHAD WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Slone & Vrablik PLLC, 210 Louise Ave. Ste. 205, Nashville, TN 37203

This document has been prepared at the request of the Grantee. No legal opinion has been given. The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no lability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with any applicable regulations. Preparer assumes no lability as to the state of the title of the property, unless a separate title opinion is furnished to the grantee(s), and then only to the extent of the state of the title to the property as set forth in the title opinion.

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
940 1ST AVENUE NORTH, LLC A DESIGNATED SERIES OF SERVICE BNA, LLC C/O WATERFORD TAX GROUP 105 WESTPARK DR STE 190 BRENTWOOD, TN 37027-5010	SAME	082-14-0A-074.00CO

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Gregory Chase Wilkinson and Jodi M. Wilkinson, Trustees of the Wilkinson Revocable Living Trust Dated March 20, 2018**, hereafter called the Grantor, do hereby convey, transfer, remise, release, relinquish and quitclaim unto **940 1st Avenue North, LLC, a designated series of Service BNA, LLC, a Tennessee limited liability company**, hereafter called the Grantee, its successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 940 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment In Instrument No. 20060518-0058640, 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 Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to The Wilkinson Revocable Living Trust Dated March 20, 2018 by warranty deed dated April 20th, 2018 from Mahoney Properties LLC, a Florida limited liability company, of record in Instrument No. 20180423-0037748, recorded with the Davidson County Register of Deeds. Being also the same property conveyed to Mahoney Properties LLC, a Florida limited liability company, by warranty deed dated April 29, 2015 from Mitch Kinder Development LLC, of record in Instrument No. 20150428-0038072, recorded with the Davidson County Register of Deeds.

This conveyance is made subject to taxes for the current year, any and all zoning regulations, restrictions, setback lines, easements, and encumbrances of record, if any, as my affect the premises.

This is improved property known as **940 1st Avenue North, Nashville, TN 37201**.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 23 day of July, 2018.

Gregory Chase Wilkinson,
as Trustee of
THE WILKINSON REVOCABLE LIVING
TRUST DATED MARCH 20, 2018, Grantor

Jodi M. Wilkinson, Trustee
as Trustee of
THE WILKINSON REVOCABLE LIVING
TRUST DATED MARCH 20, 2018, Grantor

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Chase Wilkinson and Jodi M. Wilkinson, each of whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who each acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my official hand and seal, this 23 day of July, 2018.

CLIFTON CHAD WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5/22/2019