Karen Y Johnson Davidson County
Batch# 146268 DEEDQC
09/28/2018 08:27:35 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180928-0096099

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Riverfront Rentals, LLC 1247 Twelve Stones Crossing Goodlettsville, TN 37072	Riverfront Rentals, LLC 1247 Twelve Stones Crossing Goodlettsville, TN 37072	Map/Parcel 082140A11400CO

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tammy Ross Roberts and Kenneth Franklin Roberts, have bargained and sold, and by these presents do quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto to Riverfront Rentals, LLC, a Tennessee limited liability company.

BEING the same property conveyed to Tammy Ross Roberts and Kenneth Franklin Roberts by Warranty Deed dated July 28, 2017, and recorded as Instrument No. 20170801-0077902, Register's Office for Davidson County, Tennessee.

This is improved property which has the address of 740 1st Avenue, Nashville, Tennessee 37201.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

(signatures on following page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this the 20 day of August, 2018.

GRANTORS:

Tammy Ross Roberts

Kenneth Franklin Roberts

STATE OF Kansas)
COUNTY OF Johnson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tammy Ross Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Overland Park, Kansas, this the 20 day of August, 2018.

Notary Public

My Commission Expires: 7-7-2019

ANNE HENDRICKS ROGERS NOTARY PUBLIC My Appt. Exp. 07-07-2019 STATE OF KANSAS

STATE OF Kansas)
COUNTY OF Johnson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth Franklin Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Overland Park, Kansas, this the 20 day of August, 2018.

Notary Public

My Commission Expires: 7-7-2019

ANNE HENDRICKS ROGERS NOTARY PUBLIC My Appt. Exp. 07-07-2019 STATE OF KANSAS

STATE OF Kansas)
COUNTY OF Johnson)

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

Kenneth J. Robst
Affiant

Sworn to and subscribed before me this 20 day of August, 2018.

Notary Public

My Commission Expires: 7-7-2019

ANNE HENDRICKS ROGERS
NOTARY PUBLIC
My Appt. Exp. 07-07-2019
STATE OF KANSAS

EXHIBIT A

LEGAL DESCRIPTION

Real property located in Davidson County, Tennessee and more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 740 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, as amended in Instrument No. 20051228-0155671, 20060518-0058640, 20090109-0002382 and 20150402-0029055 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, as amended in Instrument No. 20051228-0155671, 20060518-0058640, 20090109-0002382 and 20150402-0029055, said Register's Office for a more complete identification and description of said Unit.

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $1.00.

Affiant

Subscribed and sworn before me, this 24th day of August, 2018.

Notary

STACI HOLCOM
Notary Public, State of Kansas
My Appointment Expires
12-6-2018