QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 340060 DEEDQC
01/07/2020 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200107-0002293

A-FAB-19-2929-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 06/14/2021
(AFFIX SEAL)

DONNA R. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wesnoth Partners, LLC, a Tennessee Limited Liabilty Company	**New Owner**	
(NAME) **PO Box 101325**	(NAME)	**119-14-0H-112.00-CO**
(ADDRESS) **Nashville, TN 37224**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGAL PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESNOTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 112, Building H, as shown on the Site Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed as amended, establishing Kingswood Condominiums, of record in Book 6038, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regal Property Partnership, a Tennessee General Partnership by Warranty deed from Marc Mazzone, a single man of record in Instrument No. 201900221-0015596 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on February 21, 2019.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Drive #112, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 17 DAY OF DECEMBER, 2019.

Regal Property Partnership, a Tennessee General Partnership

The Preble Organization (Partner)

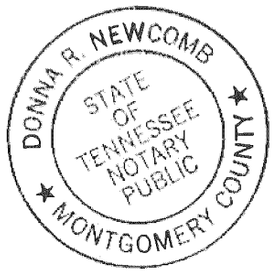
BY: _____
Ian Preble, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IAN PREBLE, signing for REGAL PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of REGAL PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of December, 2019.

_____
Notary Public
My Commission Expires: 06/14/2021
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT “A”

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 112, Building H, as shown on the Site Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed as amended, establishing Kingswood Condominiums, of record in Book 6038, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regal Property Partnership, a Tennessee General Partnership by Warranty deed from Marc Mazzone, a single man of record in Instrument No. 201900221-0015596 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on February 21, 2019.

Being the same property conveyed to Wesnoth Partners, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Regal Property Partnership, a Tennessee General Partnership of record in Instrument No. _____, Register's Office for Davidson County, TN.

Certificate of Authenticity

I, Mia Angela Masterson, do hereby make oath that I am a licensed attorney and/or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Michele Lipinski, a notary public for this county and state, Mia Angela Masterson who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 12/18/22

Notary's Seal

MICHELE LIPINSKI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY