Karen Johnson Davidson County
Batch# 419816 DEEDQC
06/19/2020 09:51:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200619-0065100

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THIS INSTRUMENT PREPARED BY COSTNER & GREENE, ATTYS., 315 HIGH STREET, MARYVILLE, TN 37804 BY: STEVEN J. GREENE C&G-7883 ac/dp
CLTS: #119 14 0A 77; #119 14 0A 85; #119 14 0A 89; #119 14 0A 102; #119 14 0A 146; #119 14 0A 147; #119 14 0A 155

QUIT-CLAIM DEED

THIS INDENTURE, made this 5th day of JUNE, A.D. 2020, between

C & M HOLDINGS, LLC, a Tennessee Limited Liability Company with its principal office located in Blount County, Tennessee, First Party

and

C & M HOLDINGS, LLC SERIES 1, a Tennessee Series Limited Liability Company with its principal office in Blount County, Tennessee, Second Party

WITNESSETH: that said First Party, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable considerations, to me in hand paid by Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and quitclaimed, and does hereby bargain, sell, remise, release and quitclaim unto the said Second Party the following described premises, to wit:

SITUATED in Davidson County, Tennessee and being all of Units 77 & 85 Building E, AND Units 89 & 102 Building F, AND Units 146, 147 & 155 Building K, all as shown on the Site Plan of KINGSWOOD CONDOMINIUMS of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, and bring a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee code Annotated, and as established by a Master's Deed of Kingswood of Record in Book 5552, Page 732, as amended in Book 6058, Page 320, 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 said Master Deed.

NO NEW BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE

THIS CONVEYANCE is made subject to applicable restrictions, easements, conditions, etc. of record in Plat Book 5200, Page 520 and Book 5552, Page 732, as amended in Book 6058, Page 320 in the Register's Office for Davidson County, Tennessee.

FOR SOURCE OF TITLE see deeds of record in Instrument No. 20050707-0078569, Instrument No. 20070509-0055812 and Instrument No. 20061228-0159917 in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS. THE PREPARER MAKES NO REPRESENTATION AS TO THE TITLE, USE, OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THIS INSTRUMENT.

OWNERS AND TAXPAYERS: C & M HOLDINGS, LLC SERIES 1

3446 Six Mile Rd.

Maryville, TN 37803

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party hereunder sets their hand and seal the day and year first above written.

C & M HOLDINGS, LLC

BY: _____
DARREN CAUGHRON, PRESIDENT AND MEMBER

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DARREN CAUGHRON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **PRESIDENT AND MEMBER** of **C & M HOLDINGS, LLC**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 5th day of June, 2020.

Rachel A Malone
Notary Public

My Commission Expires: 3-21-22

RACHEL A. MALONE STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY My Commission Expires 03-21-2022

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $_____.

Affiant: _____

Subscribed and sworn to before me this the 5th day of June, 2020.

Rachel A Malone
Notary Public

My Commission expires: 3-21-22

RACHEL A. MALONE STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY My Commission Expires 03-21-2022