Karen Johnson Davidson County
Batch# 433392 DEEDQC
07/08/2020 04:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200708-0074281

This Instrument Prepared By & Return To:
Foundation Title & Escrow
7112 Crossroads Blvd., Suite 100
Brentwood, TN 37027
FRN-2007837

QUITCLAIM DEED

NEW OWNER:
Benjamin R. Culp
1501C 9th Avenue N.
Nashville, TN 37208

SEND TAX BILLS TO:
Same - New Owner

MAP/PARCEL
081 12 0S 005.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Benjamin R. Culp and Christina M. Culp, husband and wife**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Benjamin R. Culp and Christina M. Culp, Trustee's of the Benjamin R. Culp and Christina M. Culp Family Revocable Living Trust dated February 7, 2006,** GRANTEE, all right, title and interest in the said property listed below:

A certain unit with private elements situated in Davidson County, Tennessee, and further known as Unit No. 5 of Buena Vista Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a Horizontal Property Regime with private elements, of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan of Buena Vista Place, a horizontal property regime with private elements, shown as Exhibit "B" to the aforementioned Declaration; for a more complete identification and placement of said Unit.

Being the same property conveyed to Michael S. Kosch, an unmarried man, by Warranty Deed from RWA/BVP Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20160505-0044827, Register's Office of Davidson County, Tennessee, dated May 4, 2016 and recorded on May 5, 2016. Further being the same property conveyed to Benjamin R. Culp and Christina M. Culp, husband and wife, by Warranty Deed from Michael S. Kosch and wife, Kristen Kosch, of record in Instrument No. 20190703-0065332, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 3, 2019.

This is improved property located at ***1501C 9th Avenue N., Nashville, TN 37208***

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 24 day of June, 2020.

Benjamin R. Culp

Christina M. Culp

STATE OF ~~TENNESSEE~~ CA
COUNTY OF Ventura

Personally appeared before me, a Notary Public of said County and State, the within named **Benjamin R. Culp and Christina M. Culp**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 4/20/23

THOMAS MICHAEL PATTERSON
Notary Public - California
Ventura County
Commission # 2285841
My Comm. Expires Apr 20, 2023

STATE OF ~~TENNESSEE~~ CA
COUNTY OF Ventura

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 24th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 4/20/23

THOMAS MICHAEL PATTERSON
Notary Public - California
Ventura County
Commission # 2285841
My Comm. Expires Apr 20, 2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY