This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
From information furnished by the parties
No title exam requested or performed.

Karen Johnson Davidson County
Batch# 440146 DEEDQC
07/17/2020 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,945.46
20200717-0078976

Name and Address of New Owner:
NashVegas, LLC
P.O. Box 991
Thayne, WY 83127

Send Tax Bills To:
SAME

Tax Map/Parcel: 082-14-0A-043.00
082-14-0A-047.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEE, I, the undersigned, **RANDALL SCOTT BOLL, an unmarried man**, do hereby transfer, convey and quitclaim unto **NASHVEGAS, LLC, a Wyoming limited liability company**, its successors and assigns, forever, all of my right, title, claim and interest in the following described real estate situated in Davidson County, Tennessee, to-wit:

Parcel 1:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 910 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, and Second Amendment in Instrument Nos. 20060518-0058640 and 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitations 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, and Second Amendment in Instrument Nos. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Randall Scott Boll, an unmarried man from Gregory Kinman and Sheri Kinman, husband and wife, by Warranty Deed of record in Instrument No. 20200304-0024251, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 910 1st Avenue N, Nashville, TN 37201.

Parcel 2:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 918 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, and Second Amendment in Instrument Nos. 20060518-0058640 and 20150402-0029055, Register's Office for Davidson County, Tennessee, including

without limitations 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, and Second Amendment in Instrument Nos. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Randall Scott Boll, an unmarried man from Lisa Jackson and Richard Jackson, wife and husband, by Warranty Deed of record in Instrument No. 20200304-0024258, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 918 1st Avenue N, Nashville, TN 37201.

THIS CONVEYANCE of both parcels is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

WITNESS MY HAND on this the 17th day of July, 2020.

RANDALL SCOTT BOLL

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, RANDALL SCOTT BOLL, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS MY HAND and official seal at my office on this 17th day of July, 2020.

LISA M. ROSADO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 17, 2024

Notary Public

My commission expires: 3-17-2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 17th day of July, 2020.

Notary Public

My commission expires: 3-17-2024

LISA M. ROSADO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 17, 2024

True Copy Certification

I, Lisa Rosado, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, a Notary Public in and for said State and County, Lisa Rosado, the within named bargainor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-18-2023

Notary' Seal (if on paper)

PEARL D. MCKNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY