Karen Johnson Davidson County
Batch# 458551 DEEDQC
08/17/2020 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200817-0092271

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 5.9.23

NEW OWNER:

320 Old Hickory Boulevard Trust
320 Old Hickory Blvd, #3004
Nashville, TN 37221

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

128 12 0A 185.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Regen Holdings, LLC, a Tennessee limited liability company, (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Ryan Rafoth, Trustee, of the 320 Old Hickory Boulevard Property Trust, (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, Being Unit No. 3004, Building 18, on the plan of Section 18, Phase lD, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and Bylaws, of record in Instrument No. 20011011-0110875 as corrected in Instrument No. 20051129-0143344, as Supplemented and Amended by Supplement and Amendment No. 44 to the Master Deed of record in Instrument No. 20040716-0084988, Register's Office for Davidson County, Tennessee, and Instrument of Correction of record in Instrument No. 20060526-0062486 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 Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.
>
> Being the same property conveyed to Regen Holdings, LLC, a Tennessee limited liability company, by deed from Karen Lynn Kappeler (aka Kaelyn Kappeler), unmarried, dated March 17, 2016, of record in Instrument No. 20160317-0025568, Register's Office for Davidson County, Tennessee.

This property is commonly known 320 Old Hickory Blvd., #3004, Nashville, TN 37221

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 14th day of August, 2020.

GRANTOR:

Regen Holdings, LLC

By: Laurie Jewett, Sole Member

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Laurie Jewett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Sole Member of Regen Holdings, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

NOTARY PUBLIC

My Commission Expires: 5-9-23

20201583C

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023