Karen Johnson Davidson County
Batch# 552989 DEEDQC
01/12/2021 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210112-0005561

**THIS INSTRUMENT PREPARED BY:**
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map/Parcel: |
|---|---|---|
| Centennial Partners V, LLC<br>PO Box 40746<br>Nashville, TN 37204 | New Owner | 091-02-4Y-302.00-CO |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, CENTENNIAL AT 54TH, LLC, a Tennessee Limited Liability Company, by these presents does hereby quitclaim and convey unto CENTENNIAL PARTNERS V, LLC, a Tennessee Limited Liability Company, its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 302, together with common areas associated therewith, as established by Declaration of Covenants, Conditions and Restrictions for Boomerang Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200214-0017373 and being shown on Plat attached thereto as Exhibit B, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Centennial Partners V, LLC by Warranty deed from Leeza Clare Smith Lacey; Laverte Clay Smith, III; Thomas Rotier Smith; John Wynns Smith; Edward Adams Smith and Kristian W. Smith Runda of record in Instrument No. 20161024-0112445 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 24, 2016.

Being part of the same property conveyed to Centennial Partners V, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Delane Smith Dady Brewer; Leeza Clare Smith Lacey; Laverte Clay Smith, III; Thomas Rotier Smith; John Wynns Smith; Edward Adams Smith; and Kristian W. Smith Runda of record in Instrument No. 20161024-0112448 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 24, 2016.

Being part of the same property conveyed to SMWMS, LLC, a Tennessee limited liability company by Quitclaim deed from Centennial Partners V, LLC, a Tennessee limited liability company of record in Instrument No. 20171006-0102924 Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 06, 2017.

Being part of the same property conveyed to Centennial Partners V, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Centennial Partners V, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190122-0006138 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 22, 2019.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
2ND day of NOVEMBER, 2020.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Witness our hand this 2ND day of NOVEMBER, 2020.

**CENTENNIAL AT 54TH, LLC**

**By:**
Name: Ira Phillips
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ira Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Centennial at 54th, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2ND day of NOVEMBER, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022