Karen Johnson Davidson County
Batch# 729905 DEEDQC
10/04/2021 02:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211004-0133290

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 14th day of September, 2021. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED #36550

Address New Owner: Orleans Condominiums Homeowners' Association Attn: John Jonethis 3210 Orleans Drive, Apt. 7 Nashville, TN 37212-3239	Send Tax Bills To: New Owner 3210 Orleans Drive, Apt. 7 Nashville, TN 37212-3239	Tax Information: Map/Parcel: 104060L01000CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ORLEANS, LTD., a Tennessee limited partnership; R & B EQUITIES, a Tennessee general partnership; and JAMES L. RIGGS, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **ORLEANS CONDOMINIUMS HOMEOWNERS' ASSOCIATION, a Tennessee non-profit corporation,** its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 10, together with the appurtenant interest in the common elements of Orleans Condominiums, a horizontal property regime established by Master Deed of record in Book 6437, page 536, amended in Book 6460, page 96, and Instrument No. 20210727-0100416, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being part of the same property conveyed to Orleans, Ltd., a Tennessee limited partnership, by deed from Harold Huggins and wife, Juanita R. Huggins, of record in Book 5890, page 422, Register's Office for Davidson County, Tennessee. Orleans, Ltd., having been comprised of R & B Equities, a Tennessee general partnership, as its general partner, and of James L. Riggs and J.D. Barnes as its limited partners. The said J.D. Barnes having since died on May 18, 2010, leaving James L. Riggs as the sole, surviving limited partner of Orleans, Ltd., and as the sole, surviving general partner of R & D Equities.

Being the same property conveyed to Orleans Condominiums Homeowners' Association, a Tennessee non-profit corporation, by Quitclaim Deed dated January 20, 2005, from Orleans Condominiums Homeowners' Association, an unincorporated association, of record in Instrument No. 20050207-0014123, Register's Office for Davidson County, Tennessee.

This is improved property known aa 3210 Orleans Drive, Apt. 10, Nashville, Tennessee, 37212-3239.

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, Grantor has executed this instrument on this 15th day of September, 2021.

ORLEANS, LTD., a Tennessee limited partnership

By: _____
James L. Riggs, Limited Partner

By: R & B Equities, a Tennessee general partnership, General Partner

By: _____
James L. Riggs, General Partner

R & B EQUITIES, a Tennessee general partnership

By: _____
James L. Riggs, General Partner

_____
JAMES L. RIGGS

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, a Notary Public in and for the County and State aforesaid, James L. Riggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Limited Partner of Orleans, Ltd., a Tennessee limited partnership, and who further acknowledged himself to be General Partner of R & B Equities, a Tennessee general partnership, the General Partner of Orleans, Ltd.., a Tennessee limited partnership, the within named bargainor, and that he as such Limited Partner of the Limited Partnership and as such General Partner of the General Partner of the Limited Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in LAS VEGAS, Nevada, this the 15 day of SEPTEMBER, 2021.

Notary Public

My Commission Expires: 11/03/2024

MARVIN LOPEZ VILLANUEVA
Notary Public, State of Nevada
No. 21-8213-01
My Appt. Exp. Nov. 3, 2024

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, a Notary Public in and for the County and State aforesaid, James L. Riggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be General Partner of R & B Equities, a Tennessee general partnership, the within named bargainor, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in LAS VEGAS, Nevada, this the 15 day of SEPTEMBER, 2021.

Notary Public

My Commission Expires: 11/3/2021

MARVIN LOPEZ VILLANUEVA
Notary Public, State of Nevada
No. 21-8213-01
My Appt. Exp. Nov. 3, 2024

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, a Notary Public in and for the County and State aforesaid, James L. Riggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in LAS VEGAS, Nevada, this the 15 day of SEPTEMBER, 2021.

MARVIN LOPEZ VILLANUEVA
Notary Public, State of Nevada
No. 21-8213-01
My Appt. Exp. Nov. 3, 2024

My Commission Expires: 11/03/2024

Notary Public

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 9/15/2021.

George E. Mudter, Jr.
Dated 9/15/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public
Dated 9/15/2021

My commission expires 10/2/2023

