39B

Prepared By:
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 747860 DEEDQC
11/02/2021 12:52:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211102-0146566

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Keith Bornemann and Tiffany Bornemann, husband and wife**, does hereby quitclaim unto **KTB Holdings I LLC, a multiple member-managed limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit**:

A certain condominium located in Davidson County, Tennessee, being Unit 406 of Eve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed.

Together with the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium.

Being the same property conveyed to Keith Bornemann and Tiffany Bornemann, husband and wife by Warranty Deed from OII Property, L.P., Tennessee limited partnership, dated October 19, 2021 of record in Instrument No. 20211020-0140889, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and property taxes for the current year.

This is improved property, known as: 700 1st Avenue N, Unit 406, Nashville, TN 37201

WITNESS THE EXECUTION HEREOF this 29 day of October 2021.

Keith Bornemann

Tiffany Bornemann

State of Texas)
County of Dallas)

On this 29 day of October, 2021 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Keith Bornemann and Tiffany Bornemann** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Cynthia Stodola
Notary Public
My Commission Expires: 8-16-22

CYNTHIA STODOLA
NOTARY PUBLIC - STATE OF TEXAS
ID# 12043754
COMM. EXP. 08-16-2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: **$0.00**.

Affiant

Sworn and subscribed before me on this the 1 day of November 2021.

Lydia H Weaver
Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

New Owner:
KTB Holdings I LLC
4407 Emmerson Ave
Dallas, TX 75202

Responsible For Tax Payment:
New Owner

Tax Map-Parcel #:
082-14-0C-406.00CO