Karen Johnson Davidson County
Batch# 779149 DEEDQC
12/23/2021 09:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211223-0169651

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
204B Prince Avenue, LLC 555 Marriott Drive, Suite 315 Nashville, Tennessee 37214	New Owner	071070V00200CO

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **RK JUNIOR CONTRACTING SERVICES LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **204B PRINCE AVENUE, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is unimproved property known as 204B Prince Avenue, Nashville, Davidson County, Tennessee 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument

is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title.

This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 17th day of December, 2021.

GRANTOR:

RK JUNIOR CONTRACTING SERVICES LLC

By: _____
Ronnie Kelley, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Ronnie Kelley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of RK Junior Contracting Services LLC, a Tennessee limited liability company, within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the company as President.

WITNESS my hand and seal, at office in Nashville, Tennessee this 17th day of December, 2021.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 5-5-2025

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.



AFFIANT

Subscribed and sworn to before me, this 17th day of December, 2021.

Melissa A. Nesbitt

NOTARY PUBLIC

My Commission Expires: 5-5-2025

EXHIBIT A

Legal Description

Map/ Parcel ID # 071070V00200CO

Land in Davidson County, Tennessee, being Unit B, on the plan of The Homes of 204 Prince Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 204 Prince Avenue, a horizontal property regime with private elements of record in Instrument No. 202112100164246, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of that same property conveyed to RK Junior Contracting Services LLC, by deed, of record in Instrument No. 20190827-0086052, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 204 Prince Avenue, Nashville, Tennessee 37207.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17, 2021 (date of document).

Affiant Signature

December 20, 2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of December, 2021.

Notary's Signature

My Commission Expires: 5-5-2025

MELISSA A. NESBITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025