Name and Address of New Owner:
Riverfront Rentals LLC
4416 CHALKSHORE DRIVE UNIT 112
RAPID CITY, SD 57701

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 791173 DEEDQC
01/14/2022 12:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220114-0006066

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 082-14-0A-114.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James L. McCaskill, III, an unmarried man,** "the Grantor," convey and quitclaim unto **Riverfront Rentals LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Real property located in Davidson County, Tennessee and more particularly described as follows:
>
> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 740 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-155671, 200605 18-0058640, 20090109-0002382 and 20150402-0029055 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, 20060518-0058640, 20090109-0002382 and 20150402-0029055, said Register's Office for a more complete identification and description of said Unit.
>
> Being the same property conveyed to James L. McCaskill, III by Warranty Deed from Riverfront Rentals, LLC, dated 11/19/2021, and appearing of record in Instrument No. 20211203-0140034 Registers' Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

AIMEE GRAVGAARD NOTARY SEAL PUBLIC STATE OF SOUTH DAKOTA

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 19th day of November, 2021.

JAMES L. MCCASKILL, III

STATE OF South Dakota
COUNTY OF Pennington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **James L. McCaskill, III,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 10/26/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

AIMEE GRAVGAARD NOTARY SEAL PUBLIC STATE OF SOUTH DAKOTA

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 22nd day of November, 2021.

Notary Signature
My commission expires: 1/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No AT-21-1481

202201140006066

Certificate of Authenticity

I, Allison Taylor, 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 November 22nd, 2021.

Date

Affiant Signature

1/11/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of January, 2022.

Notary's Signature

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)