Karen Johnson Davidson County
Batch# 792288 DEEDQC
01/18/2022 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220118-0006827

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
K Five Holdings LLC 242 West Main Street #125 Hendersonville, TN 37075	New Owner	104-02-3P-013.00

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 **Walter Kneefel and Sandra Andreatta Kneefel, a married couple,** by these presents do hereby quitclaim and convey unto **K Five Holdings LLC, a Tennessee limited liability company,** its heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 306, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 119 Mason Avenue Condominiums, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171005-0102455 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 portion of the same property conveyed to Mason Avenue, LLC by Warranty Deed from Mason House Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160829-0090278, Register's Office for Davidson County, Tennessee, dated August 15, 2016, and recorded on August 29, 2016.

Being the same property conveyed to Walter Kneefel and Sandra Andreatta Kneefel, a married couple, by Warranty Deed from Mason Avenue, LLC, a Tennessee limited liability company of record in Instrument No. 20211020-0140547. Register's Office for Davidson County, Tennessee, dated October 8, 2021, and recorded on October 20, 2021.

Being also known as 119 Mason Avenue #306, Nashville, Tennessee 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

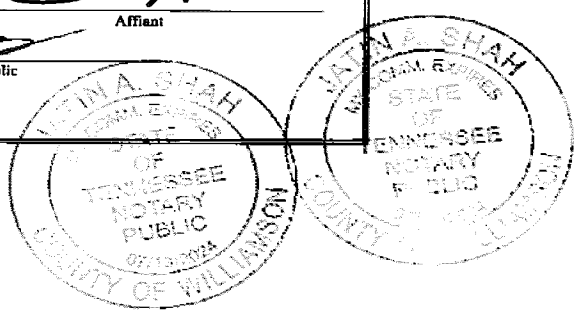
The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 12th day of January 202_.

Affiant

My commission expires: 7/13/24
(Affix Seal)

Notary Public



IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of December, 2021.

Walter Kneefel

STATE OF California
COUNTY OF Fresno

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Walter Kneefel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 31 day of Dec 2021.

Brenda Naranjo
Notary Public

My Commission Expires: March 17, 2025

BRENDA NARANJO
Notary Public - California
Fresno County
Commission # 2352030
My Comm. Expires Mar 17, 2025

Sandra Andreatta Kneefel

STATE OF California
COUNTY OF Fresno

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Sandra Andreatta Kneefel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 31 day of Dec 2021.

Brenda Naranjo
Notary Public

My Commission Expires: March 17, 2025

BRENDA NARANJO
Notary Public - California
Fresno County
Commission # 2352030
My Comm. Expires Mar 17, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/12/2002 ____ (date of document).

Affiant Signature

01/12/2002
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025