Karen Johnson Davidson County
Batch# 798582 DEEDQC
02/01/2022 02:43:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220201-0011734

39-B

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

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE. THE PURPOSE OF THIS INSTRUMENT IS TO CONVEY PARKING SPACE NO. 5.

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, **OII Property, L.P., a Tennessee limited partnership**, 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 ***and Parking Space No. 5***.

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.

Being the same property conveyed to KTB Holdings I LLC, a multiple member-managed limited liability company by Quitclaim Deed from Keith Bornemann and Tiffany Bornemann, husband and wife, dated October 29, 2021 of record in Instrument No. 20211102-0146566, 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 24th day of January 2022.

OII Property, L.P., a Tennessee limited partnership

By: SKABERNEY PROPERTIES, Inc., a Tennessee Corporation
Its: General Partner

By: _____
Name: Edward R. Tinsley, IV, Secretary

State of Tennessee)
County of Davidson)

On this 24th day of January, 2022, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Edward R. Tinsley, IV, 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 Secretary of Skaberney Properties, Inc., a Tennessee corporation, the General Partner of OII Property, L.P., the within-named bargainor, a Tennessee limited partnership, and that as such Secretary acting on behalf of the General Partner, ~~being duly~~ authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership as such Secretary on behalf of the General Partner.

Notary Public
My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
ANGELA Y. POSTON-WILLIAMSON

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 24 day of January 2022

Notary Public
My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
ANGELA Y. POSTON-WILLIAMSON

New Owner:
KTB Holdings I LLC
4407 Emerson Ave
Dallas, TX 75205

Responsible For Tax Payment:
New Owner

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