This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 865579 DEEDQC
06/01/2022 11:04:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220601-0063158

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Bonaventure LLC 1009A Grandview Dr. Nashville, TN 37204	Same	093-11-0G-311.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **CRAIG KUPHALL** and **JOSETTE KUPHALL**, husband and wife ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **BONAVENTURE LLC**, a Tennessee limited liability company, its successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Unit No. 311, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record in Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, further amended by amendment of record as Instrument No. 20190711-0067872, further amended by Instrument No. 20200317-0029703 and further amended in Instrument No. 20020618-0064135, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 311 as shown on Garage Level 1 as set forth in Exhibit C to said Master Deed, and Storage Unit 311 as shown on Condo Level 3 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Craig Kuphall and Josette Kuphall, husband and wife, by deed of record in Instrument Number 20200814-0091456, said Register's Office.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

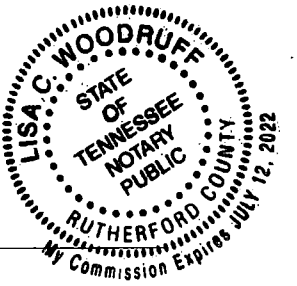
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 1st day of June, 2022.

Affiant

Notary Public

My Commission Expires:



This is improved property, known as 20 Rutledge Street, Unit 311, Nashville, TN 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 1st day of June, 2022.

GRANTORS:

CRAIG KUPHALL

JOSETTE KUPHALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Craig Kuphall and Josette Kuphall, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 1st day of June, 2022.

Notary Public

My Commission Expires:

