This Instrument prepared by: Kenon Ew

2, Nashville, TN 37211

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Kenon Ewing on this the 08 day of June, 2022 for and in consideration of the sum of $0 Dollar(s), do(es) hereby bargain, sell, release, remise, quit claim and convey unto 415 Church Street 1402, LLC all right, title and interest in and to the following described real estate, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1402 of Viridian, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-10 I, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian of record in Instrument No. 20061004-0122833, amended in Instrument No. 20061004- 0122834 and Instrument No. 20070711-0082578, in the Registers 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 to said Master Deed.

Being the same property conveyed to Kenon Ewing by Deed recorded 20120430-0036539.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7423, Page 374 and Book 9208, Page 613 (Capitol Mall Redevelopment Project).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments, and other provisions contained in or incorporated by reference into the Master Deed establishing VIRIDIAN of record at Instrument No. 20061004-0122833, as amended by instrument(s) of record at Instrument Nos. 20061004-0122834, 20070711-0082578, 20100616-0046702 and 20111006-0077592; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephones, and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement Agreement Record at Instrument No. 20060928-0120211
Stormwater Quality Agreement recorded at instrument no. 20040916-0111454
Reciprocal Easement Agreement Recorded at instrument no. 20041103-0132451

Capitol Mall Redevelopment Project Plan, as set out in the following ordinances of the Metropolitan Council; 77-716; 82·845; 87-1695; 91-1567; 93· 774; 97-755 (also recorded in Book 10512, Page 464, Register's Office for Davidson County, Tennessee); 98-1187; and BL2002·1 033 (also recorded as Instrument No. 20020626-0076795, said Register's Office).
A II matters shown on the plat of survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner and Cannon, Inc. dated November 4,2003, last revised September 23,2004, File No. 8659-11.
Affidavit recorded at Instrument No. 20061004-0122836.
All matters set out in Deed in Instrument No. 20070 110-0004230.
Th is is improved property located at415 Church St # 1402 Nashville TN 37219.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 08 day of June, 2022.

STATE OF TENNESSEE
COUNTY OF Davidson
Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kenon Ewing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained.
Witness my hand and seal this 8th day of June, 2022.

DARLENE KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 132925

Notary

Public My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

STATE OF TENNESSEE
COUNTY OF _____

Subscribed and sworn before me this the _____ day of _____, 20___.

Public My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
8 **Day of** JUN, 2022.
A. Hayes, **Deputy Register**

The following information is not a part of this Deed:

Property Address:	415 Church Street, #1402 Nashville, TN, 37219
Owner's Name and Address	415 Church Street 1402, LLC 525 Royal PKWY #292472 Nashville, TN, 37229-4067
Parcel Number	093061J06400CO
Mail Tax Bills to:	525 Royal PKWY #292472 Nashville, TN, 37229-4067

Karen Johnson Davidson County
Batch# 868728 **DEEDQC**
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Fees: $12.00 Taxes: $0.00

20220608-0065617