# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 924773 DEEDQC
10/03/2022 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221003-0108980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Garside & Hunter, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Championship Nashville, LLC** | **Same** | |
| (NAME) | (NAME) | |
| **1870 Cobblestone Way S.** | | **082 14 0A 123.00** |
| (ADDRESS) | (ADDRESS) | |
| **Terre Haute, IN 47802** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**HARRISON KENZIE & DALE INVESTMENT GROUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**CHAMPIONSHIP NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 758, 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 IN INSTRUMENT NO. 20051221-0153160; AS AMENDED IN INSTRUMENT NO. 20051228-0155671; INSTRUMENT NO. 20060518-0058640; AND INSTRUMENT NO. 20150402-0029055, REGISTER'S OFFICE FOR SAID COUNTY, 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; INSTRUMENT NO. 20060518-0058640; AND INSTRUMENT NO. 20150402-0029055, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.**

**BEING THE SAME PROPERTY CONVEYED TO HARRISON KENZIE & DALE INVESTMENT GROUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM ROBERT JULIAN SHANKLE, OF RECORD IN INSTRUMENT NUMBER 20210505-0060609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.*

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **758 1st Ave N., Nashville, TN 37201**

Witness our hands this the 28th day of September, 2022.

**HARRISON KENZIE & DALE INVESTMENT GROUP, LLC,**
**A MISSOURI LIMITED LIABILITY COMPANY**

By: Jeremiah Johnston
Its: Sole Member

STATE OF Indiana )
COUNTY OF Vigo )

JENNIFER WALTERS
Notary Public - Seal
Sullivan County - State of Indiana
Commission Number NP0726329
My Commission Expires Apr 19, 2028

On this the 28th day of September, 2022, before me personally appeared **Jeremiah Johnston**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Harrison Kenzie & Dale Investment Group, LLC, the within named bargainor, a Missouri limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Harrison Kenzie & Dale Investment Group, LLC, as Sole Member.

Witness my hand and official seal, this the 28th day of September, 2022.

Notary Public
My Commission Expires: Apr. 19, 2028

Certificate of Authenticity

I, Ryan Lux, 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 10/3/22.

Date

Affiant Signature

10/3/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of October, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025