Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Meridian Law, PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
Stone Holdings, LLC
1441 Plymouth Drive
Brentwood, TN 37027

Send Tax Bills To:
Stone Holdings, LLC
1441 Plymouth Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 947404 DEEDQC
12/05/2022 12:22:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221205-0126746

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Amanda Stone and Steven Stone, wife and husband** (the "Grantors") hereby quitclaim and convey unto **STONE HOLDINGS, LLC, a Tennessee Limited Liability Company** (the "Grantee"), having a principal place of business of 1441 Plymouth Drive, Brentwood, TN 37027, all of our right, title and interest in and to a certain improved tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 370 Herron Drive, Unit No. 8, Nashville, TN 37210

Map & Parcel: 105 12 0A 008.00 (Davidson County)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantee forever who shall hold the property subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this** 29 **day of** November, **2022.**

Amanda Stone

Steven Stone

[notary and consideration to follow]

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On **this** 29 **day of** November, **2022** before me, the undersigned, personally appeared **Amanda Stone**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

SYDNEY BRUMBACH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 7-26-2026

Notary Public
My Commission Expires: 7/26/26

STATE OF TENNESSEE

COUNTY OF

On **this** 30 **day of** November, **2022**, before me, the undersigned, personally appeared **Steven Stone**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

SYDNEY BRUMBACH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 7-26-2026

Notary Public
My Commission Expires: 7/26/26

Steven Stone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Amanda Stone

Subscribed and sworn to before me, **this** 29 **day of** November, **2022**.

SYDNEY BRUMBACH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 7-26-2026

Notary Public
My Commission Expires: 7/26/26

SCHEDULE A

Legal Description

A certain condominium unit located in Davidson County, Tennessee, being known and designated as Unit No. 8, as depicted on the Plat under Exhibit "B" of the **Declaration of Bongo Condominium**, together with any covenants, conditions and restrictions established therein, By-Laws appended thereto in Exhibit "C", and any percentage interest in the common elements, of record in Instrument Number 20161012-0108022, and Amended in Instrument Numbers 20181012-0101120 and 20181012-0101121, in the Registers Office for Davidson County, Tennessee, to which reference is hereby made for a men complete description thereof.

Being same property conveyed to Amanda Stone and Steven Stone, wife and husband, from LVH2, LLC, a Tennessee Limited Liability Company, via Warranty Deed dated March 8, 2021, which is recorded as Instrument No. 20210312-0033411 Register's Office in and for Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bongo Condominium Condominium of record in Instrument No. 20161012-0108022, as amended by instrument(s) of record in Instrument No. 20181012-0101120 and 20181012-0101121; also subject to easements, rights and interests 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 end building thereon.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Alloy-Bongo Master Condominium Condominium of record in Instrument No. 20161012-0108018, as amended by instrument(s) of record in Instrument No. 20181012-0101118; also subject to easements, rights and interests 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 building thereon.
- Easement for Utility and Drainage, recorded in Book 5229, Page 212.
- Easement for Underground Cable, recorded in Book 10219, Page 374.
- Easement for Communications, recorded in Instrument No. 20140114-0003778, as clarified in Affidavit of record in Instrument No. 20140416-0031703.
- Easement for Cable & Communications, recorded in Instrument No. 20171127-0120865.

Parcel Address: 370 Herron Drive, Unit No. 8, Nashville, TN 37210 (Improved Property)

Map & Parcel: 105 12 0A 008.00 (Davidson County)

ACKNOWLEDGEMENT

Date: 11/30/22

Amanda Stone and Steven Stone (collectively the "Clients") hereby acknowledge, certify and agree as follows:

1. Clients have requested Meridian Law, PLLC / Leah Bennion, Esq. / Ramon Cue, Esq. (collectively the "Lawyer") to prepare and record a quit claim deed which transfers Clients' parcel of real property located at 370 Herron Drive, Unit No. 8, Nashville, TN 37210 to a Tennessee Limited Liability Company.

2. Clients acknowledge and agree that, prior to recording the deed instrument, Lawyer has discussed with Clients in detail that any existing mortgage(s) secured by the property being transferred may contain an acceleration clause which may cause the entire balance of any outstanding mortgage(s) thereon to become due in case a shift of ownership occurs with the said parcel. Clients further acknowledge and agree that Lawyer has discussed the potential impact of triggering an acceleration clause in any mortgage(s) by making the said transfer, and Clients have nevertheless elected to move forward and deed the said parcel to the said company after considering Lawyer's advice. Clients agree that Lawyer has urged Clients to contract their existing lender(s) and get prior approval of the transfer and the Clients have nevertheless elected to move forward and deed the said parcel to the said company after considering Lawyer's advice. Clients agree that Meridian Law, PLLC / Leah Bennion, Esq. / Ramon Cue, Esq. will not be responsible for any adverse effects or damages sustained by Clients caused by the acceleration of any balances due on any mortgage(s) or loan(s) secured by the parcel as a result of assisting the Clients to transfer the parcel to the company.

3. Clients acknowledge and agree that, prior to preparing and recording the deed instrument, Lawyer has discussed the potential applicability and impact of the Tennessee F&E Tax to the parcel following the transfer and has urged the Clients to fully research the topic and consult with their CPA or tax advisors before directing the Lawyer to record the deed and make the transfer. Clients certify that, prior to executing their deed, they have consulted with their tax advisor or CPA with regard to the applicability of the Tennessee F&E Tax and with regard to any other remaining tax consequences of the transfer and they have elected to proceed with the transfer. Clients further acknowledge and agree that Lawyer has not and cannot render any tax advice to Clients and has not rendered any tax advice to Clients with regards to this transfer or any other matter. Clients agree that Meridian Law, PLLC / Leah Bennion, Esq. / Ramon Cue, Esq. will not be responsible for any adverse effects or damages sustained by Clients as a result of the applicability of the Tennessee F&E Tax or any other negative tax consequence that results by virtue of having assisted the Clients to transfer the parcel to the company or having advised the Clients with any other aspect of the company.

4. Clients acknowledge that it is their responsibility, and not the Lawyer's, to contact their insurance provider and make the necessary changes to their policy(s) of insurance affecting the property including, but not limited to, adding or replacing the loss payee on any property and casualty policy.

Amanda Stone

Steven Stone