THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
3218 CHARLOTTE AVE LLC
160 Skees Road
Bowling Green, KY 42104

Send Tax Bill to:
New Owner

Map/Parcel Number
092-09-3T 002.00

State of ~~Tennessee~~ Kentucky
County of Warren

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 8th day of JUNE, 2023.

Notary Public
My Commission Expires:
June 7, 2025

LARRY F. HINTON
Notary Public - State at Large
KENTUCKY - Notary ID # KYNP29525
My Commission Expires June 7, 2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TAIBOS LANDING, LLC,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **3218 CHARLOTTE AVE, LLC,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 3218 Charlotte Ave Nashville, TN 37209

THIS DEED PREPRAED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

Karen Johnson Davidson County
Batch# 1013659 DEEDQC
06/09/2023 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230609-0044037

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8 day of JUNE, 2023.

TAIBOS LANDING LLC

BY: _____
TAI NGUYEN, SOLE MEMBER

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF WARREN

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **TAI NGUYEN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, **TAIBOS LANDING LLC**, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of **TAIBOS LANDING LLC** by the said **TAI NGUYEN** as such member.

Witness my hand and official seal this 8th day of JUNE, 2023.

My commission expires: June 7, 2025 Notary Public

LARRY F. HINTON
Notary Public - State at Large
KENTUCKY - Notary ID # KYNP29525
My Commission Expires June 7, 2025

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 2 of Aspire at Sylvan Summit (formerly known as Charlotte and 33rd Townhomes), a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201216-0148714, as amended in Instrument No. 20220907-0100487, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration and Amendment. Reference is hereby made to the plan of Aspire at Sylvan Summit (formerly known as Charlotte and 33rd Townhomes), as shown on Exhibit "B" to the Declaration of record in Instrument No. 20201216-0148714, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being part of the same property conveyed to Taibos Landing, LLC, by Warranty Deed dated 01/19/2023, from Blue Sky Horizon, GP, a Tennessee General Partnership, of record in Instrument No. 20230123-0004962, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-8-23.

Affiant Signature

6-9-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY