REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1034370 DEEDQC
08/03/2023 12:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230803-0060138

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 28 DAY OF July, 2023.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

RANDY HARDISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-06-2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Blake Realty Investments, LLC
61 Cummings Battle Trail
Hendersonville, NC 28739

NEW OWNER:
Blake Realty Investments, LLC
61 Cummings Battle Trail
Hendersonville, NC 28739

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 28 day of July, 2023 between LMS HOMES, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and BLAKE REALTY INVESTMENTS, LLC, an Indiana Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Certain parcels of land located in Davidson County, State of Tennessee, described as follows:

Being Unit A 922 Riverside Drive, a Horizontal Property Regime with Private Elements, as shown on Exhibit B-1, in Instrument No. 20211101-0146166, of the Declaration of Covenants, Conditions, and Restrictions for Homes at 922 Riverside

Drive, a Horizontal Property Regime with Private Elements, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units of Homes at 922 Riverside Drive, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being part of the same property conveyed to LMS Homes, LLC, a Tennessee Limited Liability Company from Blake Realty Investments, LLC, an Indiana Limited Liability Company by Warranty Deed dated December 24, 2021 and recorded on January 5, 2022 in Instrument No. 20220105-0001925, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 083 07 2H 001.00CO

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 922A Riverside Drive, Nashville, TN 37206.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and the legal description has been based on the above-referenced plat.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

LMS HOMES, LLC
a Tennessee Limited Liability Company

BY: _____
Matthew Benjamin, Managing Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Matthew Benjamin, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Managing Member of BLAKE REALTY INVESTMENTS, LLC, an Indiana Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent. Witness my hand and seal at office in the aforesaid state and county this 28 day of July, 2023.

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

Certificate of Authenticity

I, Tonya Loftin, 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 July 28, 2023.

Date

Tonya Loftin

Affiant Signature

August 3, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of August, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)