This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 1st Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1083392 DEEDQC
12/18/2023 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231218-0097463

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
2R Tennessee Properties, LLC 631 Nottingham Ave. Hendersonville, TN 37075	Same	Map Part of 93-6-1 Parcel 87

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Rex Robinson**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **2R Tennessee Properties, LLC**, a Tennessee limited liability company, its successors and assigns. The real estate is described as follows:

Land located in Davidson County, Tennessee, described as follows:

A certain condominium apartment known as Unit No. 1304 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Rex Robinson from Viridian Development Company, LLC, a Tennessee limited liability company, by Warranty Deed, Instrument No. 20061016-0128182, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409 is $-0-.

Subscribed and sworn to before me this the 14th day of December, 2023.

Affiant _____

Notary Public _____ My Commission Expires: _____

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

This is improved property known as 415 Church St., Unit 1304, Nashville, TN 37219.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 14th day of December, 2023.

Rex Robinson, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rex Robinson,** the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that Grantor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 14th day of December, 2023.

_____
Notary Public

My Commission Expires: _____

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

Certificate of Authenticity

I, Sarah Arick, 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 on December 18, 2023 and authenticated according to law on July 1, 2021.

Date: 12/18/2023

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 18, 2023.

Notary Public: Julie Downs Payne
My Commission Expires: 03/03/2026

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026