Karen Johnson Davidson County
Batch# 1087118 DEEDQC
12/29/2023 02:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231229-0100221

QUITCLAIM DEED BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 07, 2024	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Affiant Subscribed and sworn to before me this 27th day of December, 2023. NOTARY PUBLIC My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Newport Group Properties, LLC 1585 Mallory Lane, Ste. 202 Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	071-14-2D-001.00 CO 071-14-2D-002.00 CO 071-14-2D-003.0 CO 071-14-2D-004.00 CO 071-14-2D-005.00 CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Eight-Nine King Development, LLC, a Tennessee limited liability company **("Grantor")**, by these presents, does hereby quitclaim and convey all its right, title and interest to Newport Group Properties, LLC, a Tennessee limited liability company **("Grantee")**, its successors and assigns, in the following described tracts or parcels of land in Davidson County, Tennessee, to wit:

Tract 1 (3 Fern Avenue, Nashville, TN 37207):

Land in Davidson County, Tennessee, being Unit No. 3 on the plan of Revelry at Fern Phase 1, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Revelry at Fern Place Phase I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200428-0044360 and amended in Instrument No. 20200714-0377048, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to EIGHT-NINE KING DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JU JU, LLC, of record in Instrument No. 20160901-0092126, dated August 30, 2016, said Register's Office. Being a portion of further conveyed to EIGHT-NINE KING DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from EIGHT-NINE KING DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191028-0110527, dated October 28, 2019 and corrected in Instrument No. 20191114-0117492, said Register's Office.

Tract 2 (5 Fern Avenue, Nashville, TN 37207):

Land in Davidson County, Tennessee, being Unit No. 5 on the plan of Revelry at Fern Phase 1, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Revelry at Fern Place Phase I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200428-0044360 and amended in Instrument No. 20200714-0377048, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

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Tract 3 (7 Fern Avenue, Nashville, TN 37207):

Land in Davidson County, Tennessee, being Unit No. 7 on the plan of Revelry at Fern Phase 1, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Revelry at Fern Place Phase I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200428-0044360 and amended in Instrument No. 20200714-0377048, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

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Tract 4 (9 Fern Avenue, Nashville, TN 37207):

Land in Davidson County, Tennessee, being Unit No. 9 on the plan of Revelry at Fern Phase 1, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Revelry at Fern Place Phase I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200428-0044360 and amended in Instrument No. 20200714-0377048, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

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Tract 5 (11 Fern Avenue, Nashville, TN 37207):

Land in Davidson County, Tennessee, being Unit No. 11 on the plan of Revelry at Fern Phase 1, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Revelry at Fern Place Phase I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200428-0044360 and amended in Instrument No. 20200714-0377048, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to EIGHT-NINE KING DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JU JU, LLC, of record in Instrument No. 20160901-0092126, dated August 30, 2016, said Register's Office. Being a portion of further conveyed to EIGHT-NINE KING DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from EIGHT-NINE KING DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191028-0110527, dated October 28, 2019 and corrected in Instrument No. 20191114-0117492, said Register's Office.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 27th day of December, 2023.

EIGHT-NINE KING DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
Tyler King, Authorized Representative

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Tyler King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Eight-Nine King Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on December 27th, 2023.

KRISTIN MURGUIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

_____
NOTARY PUBLIC

My Commission Expires: 5/5/25

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, 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 December 27, 2023. (Date of document)

Affiant Signature

December 27, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of December, 2023.

Notary's Signature

My Commission Expires

(*SEAL*)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

202312290100221