Karen Johnson Davidson County
Batch # 1100008 DEEDQC
02/12/2024 08:55:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240212-0009474

Prepared by:
Randy M. Kennedy
Attorney at Law
625 Anderson Street
Bristol, Tennessee 37620

Tax Map: 093 06 1J 108.00

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE 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 PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

QUITCLAIM DEED

THIS DEED, made and entered into on this the 9th day of January, 2024, by and between **THE PENTHOUSE AT WILD DUNES, LLC, a South Carolina limited liability company** party of the first part, and **KBM, FAMILY LP,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part all of its right, title, and interest to that certain lot or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, situate, lying and being in Davidson County, Tennessee, and is described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1701, together with the appurtenant interest in the common elements of Viridian, a Condominium, a Horizontal Property Regime established by Master Deed, of record as Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record as Instrument No. 20061004-0122834, as amendments recorded in Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-

0068536; Instrument No. 20140128- 0007721; as Scrivener's Affidavit recorded in Instrument No. 20140530-0046816; Further amended in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059; Instrument No. 20191211-0127973; Instrument No. 20210224-0022602; Instrument No. 20210316-0034923; Instrument No. 20210504-0059486; Instrument No. 20210527-0071781; Instrument No. 20220322-0032699; Instrument No. 20220413-0042759; Instrument No. 20220601-0063430; Instrument No. 20220609-0065739 and Instrument No. 20230518-0037490, as Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to The Penthouse at Wild Dunes, LLC, by Warranty Deed dated September 1, 2023, from Cary B. Slatery, unmarried, of record in Instrument No. 20230906-0069994, in the Register's Office of Davidson County, Tennessee.

Property Address: 415 Church St # 1701, Nashville TN 37219

IN TESTIMONY WHEREOF, the party of the first part has hereunto set its signature.

SIGNATURE INTENTIONALLY ON NEXT PAGE

THE PENTHOUSE AT WILD DUNES, LLC

By: _____
K.D. Moore, Member Manager

STATE OF TENNESSEE)
:ss
COUNTY OF SULLIVAN)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared K.D. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member Manager of The Penthouse at Wild Dunes, LLC, the within named bargainor, a South Carolina limited liability company, and that he/she as such Member Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Member Manager, on behalf of the limited liability company.

WITNESS my hand and seal, at office, this 9th day of January, 2024.

_____
Notary Public

RANDY M. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

My Commission Expires:

6/23/27

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES.

NAME: KBM, FAMILY LP

ADDRESS: 1550 Hwy. 126
Bristol, TN 37620

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ (Quitclaim), which

amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 9th day of January, 2024.

Notary Public

My Commission Expires:

6/23/27

RANDY M. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY