Karen Johnson
Batch # 1103394
02/22/2024 08:18:11 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240222-0012038

THIS INSTRUMENT PREPARED BY:

Anne D. Waters
Attorney at Law
215 Ward Circle
Brentwood, Tennessee 37027
(615) 373-3771

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Steven A. Reinharz, Affiant

Subscribed and sworn to before me this 16 day of February, 2024.

ANNE D. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 3/25/2024

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(4).

Address New Owners as Follows:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
Amanda L. Reinharz, Trustee R Lucky Kids Trust 1715 Castleman Drive Nashville, TN 37215	Same	131-07-2B-002.00CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that IVRR 2021, LLC, a Nevada Limited Liability Company, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby release, remise and quitclaim all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to Amanda L. Reinharz, in her capacity as Trustee of the R Lucky Kids Trust, and its successors in trust, heirs and assigns.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 16th day of February, 2024.

IVRR 2021, LLC

Steven A. Reinharz, Member

Amanda L. Reinharz, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven A. Reinharz, with whom I am personally acquainted (or who proved their identity to my satisfaction), and who acknowledged that he executed the within instrument for the purposes therein contained, on this the 16 day of February, 2024.

My commission expires: 3/25/2024.

Notary Public

SEAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda L. Reinharz, with whom I am personally acquainted (or who proved their identity to my satisfaction), and who acknowledged that she executed the within instrument for the purposes therein contained, on this the 16 day of February, 2024.

My commission expires: 3/25/2024.

Notary Public

SEAL

EXHIBIT A

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, and described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 1715 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1715 Castleman Drive, a Horizontal Property Regime, of record in Instrument No. 20200916-0105786, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to IVRR 2021, LLC, a Nevada Limited Liability Company, by Warranty Deed from I/WE, Build Nashville DB2, LLC, a Tennessee Limited Liability Company, dated September 30, 2021, recorded October 5, 2021, of record in Instrument No. 20211005-0134012, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property, known as 1715 Castleman Drive, Nashville, TN, 37215.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.