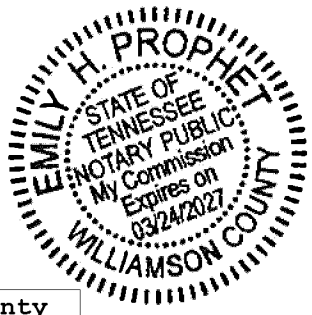
This instrument was prepared based on information furnished by the parties. No independent title examination was conducted.



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, OR WE HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT KNOWLEDGE, INFORMATION AND BELIEF THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-24-2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1108835 DEEDQC
03/08/2024 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240308-0016073

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY / RETURN TO
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADESSO LLC	**NEW OWNER**	082-14-0A-003.00 CO
(NAME) **P.O. Box 1074**	(NAME)	
Fairview, TN 37062	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, **KATHY E. BEATA, UNMARRIED**, GRANTOR, HEREBY CONVEYS ALL OF HER INTEREST TO THE HEREINAFTER DESCRIBED PROPERTY TO **ADESSO LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, AS TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1082 as specified on the plat shown in the Master Deed, on the plan of Riverfront Condominiums, a horizontal property regime, created under title 66, section 27-101, et seq/'84 as amended, Tennessee annotated, and as established by Master deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640 and in Instrument No. 20090109-0002382, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master deed.

Reference is hereby made to the plan of Riverfront Condominiums for placement of units, as shown on Exhibit "E" to the second amendment to the Master deed of record in Instrument No. 20060518-0058640, said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to Kathy E. Beata, unmarried by Warranty Deed from Morton H. Stein and wife, Celia A. Stein dated November 19, 2021, recorded 11/29/2021 of record in Instrument No. 20211129-0157437, Register's Office for Davidson County, TN.

This is improved property known as 1082 1st Avenue North, Unit 1082, Nashville, TN 37201.

Witness my hand this 4th day of March, 2024.

Kathy E. Beata

STATE OF TN)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Kathy E. Beata,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal at Fairview, TN, this 4th day of March, 2024.

Notary Public

My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

CERTIFICATION

I, Emily A Prophet, 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 3-4-2024.

Affiant Signature

3-4-2024

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of March 2024.

Notary Signature

My Commission Expires: 1-30-2025

GAYLA H. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY