Prepared By:
Trion Legacy Trust

After Recording Return To:
525 Royal Parkway #292472
Nashville, Tennessee 37229

Karen Johnson Davidson County
Batch # 1114402 DEEDQC
03/22/2024 03:55:20 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20240322-0020259

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Affiant
Subscribed and sworn before me this the
22 **Day of** March **,** 2024.
Julia Rivera **, Deputy Register**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 27, 2023 THE GRANTOR(S),

415 Church Street 1402, LLC ("Grantor"), Kenon Ewing, Member

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Trion Legacy Trust, ("Grantee") Kenon Ewing, Trustee, residing at 525 Royal Parkway #292472, Nashville, Davidson County, Tennessee 37229

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 093061J06400CO

Mail Tax Statements To:
Trion Legacy Trust
525 Royal Parkway #292472
Nashville, Tennessee 37229

[SIGNATURE PAGE FOLLOWS]

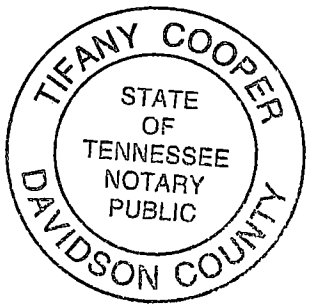
Grantor Signatures:

DATED: 3/22/2024

Kenon Ewing, Member, on behalf of 415 Church Street 1402, LLC

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 22 day of March, ____, before me personally appeared Kenon Ewing, Member, on behalf of 415 Church Street 1402, LLC, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Notary Public

Universal Banker
Title (and Rank)

My commission expires 03092027

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: _____

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

This Instrument prepared by: Kenon Ew Page 1 of 1 2, Nashville, TN 37211

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Kenon Ewing on this the 08 day of June, 2022 for and in consideration of the sum of $0 Dollar(s), do(es) hereby bargain, sell, release, remise, quit claim and convey unto 415 Church Street 1402, LLC all right, title and interest in and to the following described real estate, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1402 of Viridian, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-10 I, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian of record in Instrument No. 20061004-0122833, amended in Instrument No. 20061004- 0122834 and Instrument No. 20070711-0082578, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof to said Master Deed.

Being the same property conveyed to Kenon Ewing by Deed recorded 20120430-0036539.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7423, Page 374 and Book 9208, Page 613 (Capitol Mall Redevelopment Project).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments, and other provisions contained in or incorporated by reference into the Master Deed establishing VIRIDIAN of record at Instrument No. 20061004-0122833, as amended by instrument(s) of record at Instrument Nos. 20061004-0122834, 20070711-0082578, 20100616-0046702 and 20111006-0077592; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephones, and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement Agreement Record at Instrument No. 20060928-0120211
Stormwater Quality Agreement recorded at instrument no. 20040916-0111454
Reciprocal Easement Agreement Recorded at instrument no. 20041103-0132451

Capitol Mall Redevelopment Project Plan, as set out in the following ordinances of the Metropolitan Council; 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755 (also recorded in Book 10512, Page 464, Register's Office for Davidson County, Tennessee); 98-1187; and BL2002-1 033 (also recorded as Instrument No. 20020626-0076795, said Register's Office).
A ll matters shown on the plat of survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner and Cannon, Inc. dated November 4,2003, last revised September 23,2004, File No. 8659-11.
Affidavit recorded at Instrument No. 20061004-0122836.
All matters set out in Deed in Instrument No. 20070 110-0004230.
Th is is improved property located at415 Church St # 1402 Nashville TN 37219.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 08 day of June, 2022.

STATE OF TENNESSEE
COUNTY OF Davidson
Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kenon Ewing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ✓ executed the foregoing instrument for the purpose therein contained.
Witness my hand and seal this 8th day of June, 2022.

DARLENE KEITH STATE OF TENNESSEE NOTARY PUBLIC Notary 12/2025 DAVIDSON COUNTY

Public My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

STATE OF TENNESSEE
COUNTY OF _____

Subscribed and sworn before me this the _____ day of _____, 20___.

Public My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
8 Day of JUN, 2022.
A. Hayes, Deputy Register

The following information is not a part of this Deed:

Property Address:	415 Church Street, #1402 Nashville, TN, 37219
Owner's Name and Address	415 Church Street 1402, LLC 525 Royal PKWY #292472 Nashville, TN, 37229-4067
Parcel Number	093061J06400CO
Mail Tax Bills to:	525 Royal PKWY #292472 Nashville, TN, 37229-4067