This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
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Karen Johnson Davidson County
Batch# 1126528 DEEDQC
04/24/2024 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240424-0029391

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
CRS Residential, LLC – Series 1 **1982 Providence Pkwy, Ste 259** **Mt. Juliet, TN 37122**	**To New Owner**	**118022G00900CO**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **KPCD, LLC**, a Tennessee Limited Liability Company, hereinafter called "Grantor", for and in consideration of Ten and 00/100 Dollars ($10.00) cash in hand paid, hereby releases, remises forever and quitclaims unto **CRS RESIDENTIAL, LLC – SERIES 1,** ("Grantee") a Series of CRS Residential, LLC, a Tennessee Limited Liability Company, and its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhome Lot Unit No. 9 of White Avenue Flats, A Planned Unit Development Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions for White Avenue Flats (Master Deed), of record in Instrument Number 20191216-0129752 and Amendment, of record in Instrument Number 20210505-0060113, in the Register's 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; said Units being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

BEING the same property conveyed to KPCD, LLC, a Tennessee limited liability company, by deed from BD FUND 31, LLC, a Tennessee limited liability company, of record as Instrument No. 20220516-0055634 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as:
2513 White Ave, Unit 9
Nashville, TN 37204

Legal description same as previous deed of conveyance.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, including but not limited to all restrictions and matters of record in Plat Book 332, page 99, in the Register's Office for Davidson County, Tennessee. The property conveyed herein is a Townhome Lot established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants ,Conditions, and Restrictions for White Avenue Flats establishing a Horizontal Property Regime of White Avenue Flats of record in Instrument Number 20191216-0129752 and Amendment of record in Instrument Number 20210505-0060113, Register's Office for Davidson County, Tennessee. This conveyance is made further subject to provisions of the Tennessee Horizontal Property Act, T.C.A. § 66-27-101 et seq. and any easements of record or apparent from an inspection of said property. This conveyance is made expressly subject to the Deed of Trust of record as Instrument No. 20220516-0055635 and Assignment of Rents and Leases of record as Instrument No. 20220516-0055636 in the Register's Office for Davidson County. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 23 day of April, 2024.

Notary Public

TONY RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2024

IN WITNESS WHEREOF I have hereunto set my hand on this the 23 day of April, 2024.

KPCD, LLC:

Kenneth M Powers

By: Kenneth M. Powers, sole member of
KPCD II, LLC, which is the sole member of
KPCD, LLC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth M. Powers, the sole member of KPCD II, LLC, which is the sole member of KPCD, LLC, a Tennessee limited liability company, the grantor referenced herein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained and had authority on behalf of KPCD, LLC to do so.

Subscribed and sworn to before me this 23 day of April, 2024.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES JULY 09, 2024

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am a licensed attorney 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 the 23 day of April, 2024.

Affiant Signature Date 4/23/24

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 23 day of April, 2024.

Notary Public
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025