Karen Johnson Davidson County
Batch# 1130120 DEEDQC
05/02/2024 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240502-0032279

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Y-ABL-24-1045H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
K Properties LLC, a Tennessee Limited Liability Company	**NEW OWNER**	
(NAME) **5210 Maryland Way, Ste. 202,**	(NAME)	**072-05-0V-006.00-CO** **072-05-0V-007.00-CO** **072-05-0V-008.00-CO** **072-05-0V-009.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHEAST CG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY and 9TH AVENUE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **K PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units No. F, G, H, & I on the Plan of The Townhomes at Vivian, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration Establishing a Horizontal Property Regime for The Townhomes at Vivian, at Instrument No. 20231019-0081949, as amended by First Amendment in Instrument No. 20231222-0098977, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to 9th Avenue Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230414-0027382, Register's Office for Davidson County, Tennessee.

Unit F:
Being part of the same property conveyed to Southeast CG, LLC, a Tennessee Limited Liability Company of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.
20240502-0032091, 20240502-0032093, 20240502-0032094, 20240502-0032097

Unit G:
Being part of the same property conveyed to Southeast CG, LLC, a Tennessee Limited Liability Company of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.
20240502-0032091, 20240502-0032093, 20240502-0032094, 20240502-0032097

Unit H:
Being part of the same property conveyed to Southeast CG, LLC, a Tennessee Limited Liability Company of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.
20240502-0032091, 20240502-0032093, 20240502-0032094, 20240502-0032097

Unit I:
Being part of the same property conveyed to Southeast CG, LLC, a Tennessee Limited Liability Company of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.
20240502-0032091, 20240502-0032093, 20240502-0032094, 20240502-0032097

NOTE: Southeast CG. LLC executes this quitclaim deed as successor to 9th Avenue Nashville, LLC, to convey any and all interest in the above described units they obtained when the Declaration Establishing a Horizontal Property Regime for The Townhomes at Vivian, at Instrument No. 20231019-0081949, Register's Office for Davidson County, Tennessee.

This is **unimproved** property known as: 302, 304, 306 Normans Ct. & 1045 E. Trinity Ln., Nashville, Tennesse, 37216

Witness my/our hand(s) this the 30 day of April, 2024.

Southeast CG, LLC, a Tennessee Limited Liability Company

By: Amani Kelly, Member

9th Avenue Nashville, LLC, a Tennessee Limited Liability Company

By: Amani Kelly, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Madelyn Reynolds, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Amani Kelly of Southeast CG, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Amani Kelly executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 day of April, 2024.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Madelyn Reynolds, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Amani Kelly of 9th Avenue Nashville, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Amani Kelly executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 day of April, 2024.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 2, 2024.

Affiant Signature

5/2/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 2 day of May, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY