This Instrument Prepared by:
R. Scott Pearson, Attorney
The Pearson Law Firm, PLLC
8904 Sony Lane
Knoxville, Tennessee 37923

Karen Johnson Davidson County
Batch# 1142694 DEEDQC
06/04/2024 10:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240604-0041569

QUITCLAIM DEED

THIS DEED made and entered into this the 30 day of May, 2024, by and between **1417 ENCORE, LLC, a Tennessee Limited Liability Company,** hereinafter known as Party of the First Part, and **VALDON INCORPORATED, LLC, a North Carolina Limited Liability Company,** hereinafter known as the Party of the Second Part;

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the parties of the first part have this day quitclaimed, and do by these presents hereby quitclaim, transfer and convey unto the party of the second part, their heirs and assigns, all of their right, title, and interest in and to the hereinafter described real estate and more particularly described as follows, to-wit:

BEING a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. 1417, together with the appurtenant common elements of Encore, a residential condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Encore, a residential condominium, of record in Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; and in Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site-plan of Encore, a residential condominium, attached as exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Encore, a residential condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned Site-Plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit, and being improved property located at 301 Demonbreun Street, Unit 1417, Nashville, Tennessee 37201.

DESIGNATED as Tax ID No. 093-06-0A-213.00

BEING the same property conveyed to 1417 Encore, LLC, a Tennessee Limited Liability Company, as set out in the Warranty Deed dated December 9, 2021, and of record in the Register's Office for Davidson County, Tennessee, as Instrument Number 20211222-0169519.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE SUBJECT PROPERTY HEREIN CONVEYED. A TITLE EXAMINATION WAS NOT CONDUCTED FOR THIS CONVEYANCE. THE PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE LEGAL DESCRIPTION OTHER THAN IT IS ACCURATELY TRANSCRIBED FROM THE PRIOR DEED OR PLAT OF RECORD. THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE PARTIES OF THE FIRST AND SECOND PART.

THIS CONVEYANCE is made subject to all applicable restrictions, easements, building setback lines and conditions of record in said Register's Office.

This instrument and the interest hereby released and quit-claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signature on this day and year first above written.

1417 ENCORE, LLC,
a Tennessee Limited Liability Company

Valerie K. Dail

By: VALERIE K. DAIL, SOLE MEMBER

STATE OF NC

COUNTY OF Onslow

Before me, a Notary Public, in and for the above-mentioned State and County, personally appeared VALERIE K. DAIL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of **1417 ENCORE, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and that VALERIE K. DAIL, as such SOLE MEMBER, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the bargainor, as such SOLE MEMBER.

WITNESS my hand and official seal, this the 30 day of May, 2024.

DANIELLE MENTURE
Notary Public, North Carolina
Onslow County
My Commission Expires
February 07, 2027

Danielle Menture
Notary Public

My commission expires: 2-7-27

STATE OF NC

COUNTY OF Onslow

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$00.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand, this the 30 day of May, 2024.

Valerie K. Dail
Affiant

WITNESS my hand and official seal, this the 30 day of May, 2024.

Danielle Menture
Notary Public

My Commission Expires: 2-7-27

DANIELLE MENTURE
Notary Public, North Carolina
Onslow County
My Commission Expires
February 07, 2027

OWNER AND RESPONSIBLE TAXPAYER:
VALDON INCORPORATED, LLC
225 Ellis Boulevard
Jacksonville, North Carolina 28540

CERTIFICATE OF AUTHENTICY
(True Copy Certification)

I, R. Scott Pearson, do hereby make oath that I am a licensed attorney and / or 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 4 day of June, 2024.

RSP 6/4/24
R. Scott Pearson, Attorney

STATE OF TENNESSEE
COUNTY OF KNOX

Sworn and subscribed before me on 4 day of June, 2024.

Jacqueline Paige Slusher, Notary Public

JACQUELINE PAIGE SLUSHER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 5, 2024
COUNTY OF KNOX