Karen Johnson Davidson County
Batch# 1150677 DEEDQC
06/25/2024 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240625-0047352

This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Dickson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 2024.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 11 19 2025
COUNTY OF WILLIAMSON

Notary
Commission Expires: 11/19/2025

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Courmayeur, LLC<br>228 Seminole Street<br>Winter Garden, FL 34787 | NEW OWNER | Property 1:<br>093-06-1E-105.00-CO |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Kirchburg, LLC, a Florida limited liability company,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Courmayeur, LLC, a Florida limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 101 of Church Street Lofts of the Banner Block Condominiums, a Condominium Development 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 Master Deed establishing of record in Instrument Number 20050527-0060419, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-01 15946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, by Third Amendments to Master Deed of record as Instrument No. 20060731-0092812, by Fourth Amendments to Master Deed, of record as Instrument No. 20060907-0110529 and by Fifth Amendment to Master Deed of record as Instrument No. 20061013-

0127441 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 Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kirchburg LLC, a Florida limited liability company by Warranty Deed from Ryan T. Krach, a single man, dated April 30, 2024 and recorded on May 3, 2024 in Instrument No. 20240503-0032488, said Register's Office.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 195 3rd Avenue North Nashville, TN 37201.

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Page Follows)

(Signature Page)

Witness my hand this 21 day of June, 2024.

**Kirchburg LLC**

BY: James P Larweth
ITS: Manager

State of Florida )
County of Orange )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, James P Larweth (name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is the Manager (position) for Kirchburg LLC and that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of June, 2024.

PAMELA AMAN
MY COMMISSION #HH196243
EXPIRES: NOV 08, 2025
Bonded through 1st State Insurance

Notary Public
My Commission Expires: 11/08/25

# Certificate of Authenticity

I, Joshua A. Terry, 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 6/21/2024.

Affiant Signature – Joshua A. Terry

6/24/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/24/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON