Karen Johnson Davidson County
Batch# 1151634 DEEDQC
06/27/2024 09:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240627-0048239

Prepared by:
Randy M. Kennedy
Attorney at Law
625 Anderson Street
Bristol, Tennessee 37620

Tax Map: 093 06 1J 108.00

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

QUITCLAIM DEED

THIS DEED, made and entered into on this the 11th day of June, 2024, by and between **KBM, FAMILY LP, a Tennessee limited partnership,** party of the first part, and **K.D. MOORE,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part all of its right, title, and interest to that certain lot or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, situate, lying and being in Davidson County, Tennessee, and is described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1701, together with the appurtenant interest in the common elements of Viridian, a Condominium, a Horizontal Property Regime established by Master Deed, of record as Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record as Instrument No. 20061004-0122834, as amendments recorded in Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-

0068536; Instrument No. 20140128- 0007721; as Scrivener's Affidavit recorded in Instrument No. 20140530-0046816; Further amended in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059; Instrument No. 20191211-0127973; Instrument No. 20210224-0022602; Instrument No. 20210316-0034923; Instrument No. 20210504-0059486; Instrument No. 20210527-0071781; Instrument No. 20220322-0032699; Instrument No. 20220413-0042759; Instrument No. 20220601-0063430; Instrument No. 20220609-0065739 and Instrument No. 20230518-0037490, as Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to KBM Family, LP, by Quitclaim Deed dated January 9, 2024 from The Penthouse at Wild Dunes, LLC, of record in Instrument No. 20240212-0009474, in the Register's Office of Davidson County, Tennessee.

Property Address: 415 Church St # 1701, Nashville TN 37219

IN TESTIMONY WHEREOF, the party of the first part has hereunto set its signature.

SIGNATURE INTENTIONALLY ON NEXT PAGE

KBM, FAMILY LP

By: _____
K.D. Moore, General Partner

By: _____
Becky Moore, General Partner

STATE OF TENNESSEE)
:ss
COUNTY OF SULLIVAN)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared K.D. Moore and Becky Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of KBM, Family LP, the within named bargainor, a Tennessee limited partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by themselves as General Partners, on behalf of the limited partnership.

WITNESS my hand and seal, at office, this 11 day of June, 2024.

Samantha R Spencer
Notary Public

SAMANTHA R SPENCER
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY
My Commission Expires 02-22-2026

My Commission Expires:

2/22/2026

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES.

NAME: K.D. Moore

ADDRESS: 1550 Hwy. 126
Bristol, TN 37620

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ ($1.00 Quitclaim), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 11 day of June, 2024.

Samantha R. Spencer
Notary Public

My Commission Expires:

2/22/2026

SAMANTHA R SPENCER
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY
My Commission Expires 02-22-2026

Certificate of Authenticity

I, Holly Ray, 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 06/24/2024.

Date

Holly Ray

Affiant Signature

06/24/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of June, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY