This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties

Karen Johnson Davidson County
Batch # 1157310 DEEDQC
07/12/2024 08:33:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240712-0052384

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Janice Dillard
Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)
Sworn to and subscribed before me
this 17th day of June, 2024.

Angelique P. Kane, Notary Public
My Commission Expires: 12/14/2024

ANGELIQUE P. KANE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:
7388 Properties, LLC
1720 Blairmont Drive
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
7388 Properties, LLC
1720 Blairmont Drive
Lebanon, Tennessee 37087

MAP AND PARCEL:
108 07 0B 011.00

FOR NO MONETARY CONSIDERATION, I, **Stephanie Kirk** by these presents do hereby quitclaim and convey unto **7388 Properties, LLC, a Tennessee Limited Liability Company,** all my right, title, and interest in and to the following tract or parcel of land, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 11, Building B (erroneously referred to as Building A in previous deed of record), of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.,

BEING the same property conveyed to Stephanie Kirk, by Warranty Deed by Vicki R. Pruitt, a widow, dated March 14, 2017, of record in Instrument No. 20170322-0027948, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: (a) Master Deed establishing a Horizontal Property Regime of Timberlake Condominiums, of record in Book 6549, page 475, as corrected in Book 6561, page 141 and Book 7153, page 617, said Register's Office; (b) Easement for Television Cable of record in Book 6587, page 204, said Register's Office; (c) Easement for Water Main of record in Book 7097, page 120, said Register's Office; (d) Easement for Sanitary Sewers of record in Book 7097, page 154, said Register's Office; and (e) Rights of others in and to the common elements.

This is improved property more commonly known as 113 North Timber Drive, Nashville, TN 37214.

Witness by my hand this 17th day of June, 2024

Stephanie Kirk

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 17th day of June, 2024, personally appeared before me, **Stephanie Kirk**, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal

Angelique P. Kane, Notary Public
My Commission Expires: 12/14/2024

