Karen Johnson
Batch # 1174960
08/28/2024 09:20:45 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240828-0066056

**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 14th day of August, 2024, by and between **K.D. MOORE,** party of the first part, and **KBM, FAMILY LP, a Tennessee limited partnership,** 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 K.D. Moore by Quitclaim Deed dated June 11, 2024, from KBM Family, LP, of record in Instrument No. 202406270048239, 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 his signature.

K.D. Moore

**STATE OF TENNESSEE)**
:ss
**COUNTY OF SULLIVAN)**

Personally appeared before me, a Notary Public in and for the State and County aforesaid, K.D. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this the 14 day of August, 2024.

Samantha R Spencer
Notary Public

My Commission Expires: 02/22/2026

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

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

**NAME:** KBM, Family LP

**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 $ 0.00 (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 14 day of August, 2024.

Samantha R. Spencer
Notary Public

My Commission Expires:

02/22/2026

