Karen Johnson Davidson County
Batch# 1178253 DEEDQC
09/05/2024 03:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240905-0068484

"QUIT CLAIM DEED"
Erika Duncan and Aaron Olman are Grantor
1701 Porter, LLC is Grantee

This Quit Claim Deed is executed by Erika Duncan (a married woman) and Aaron Olman (a single man) care of 140 Lake Valley Road, Morristown, New Jersey 07960 (as joint tenants with rights of survivorship but referred to collectively in this document as "Grantor"), and delivered to 1701 Porter, LLC, a Tennessee limited liability company of 105 South Highland Avenue, Jackson, Tennessee 38301 (referred to as the "Grantee").

Grantor, for the consideration of One Dollar ($1.00), its receipt being acknowledged, QUIT CLAIMS to Grantee and its successor in interest the parcel of improved real property located in the City of Nashville, Davidson County, Tennessee and described on ***Exhibit A*** (referred to as the "Premises").

The Premises shall be conveyed together with all its hereditaments and appurtenances.

This Premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

Erika Duncan and Aaron Olman each executed this Quit Claim Deed before a Notary Public.

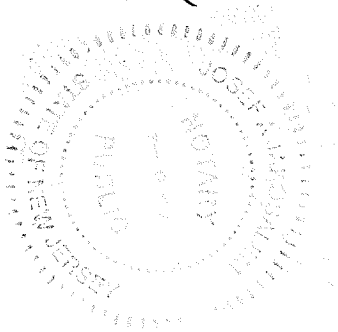
By _____
Erika Duncan

By _____
Aaron Olman

-E N D O F P A G E-
-N O T A R Y S I G N A T U R E P A G E F O L L O W S-

State of New Jersey)
)ss
County of Morris)

On July 10, 2024, Aaron Olman personally appeared before me. He acknowledged his execution of this Quit Claim Deed as his free and voluntary act and deed.



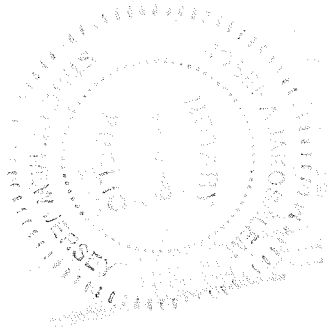
By _____

JOSEF A JAKOSALEM
Notary Public, State of New Jersey
My Commission Expires Mar 28, 2029

A Notary Public
Union County, New Jersey
Acting in Morris County, New Jersey
My commission expires Mar-28-2029.

State of New Jersey)
)ss
County of Morris)

On July 10, 2024, Erika Duncan personally appeared before me. She acknowledged her execution of this Quit Claim Deed as her free and voluntary act and deed.



By _____

JOSEF A JAKOSALEM
Notary Public, State of New Jersey
My Commission Expires Mar 28, 2029

A Notary Public
Union County, New Jersey
Acting in Morris County, New Jersey
My commission expires Mar-28-2029.

Prepared by:
John B. Kempski (P27288)
John B. Kempski, P.C.
PO Box 2328
Grand Rapids, Michigan 49501-2328

After recording, please mail to:
Aaron Olman
140 Lake Valley Road
Morristown, New Jersey 07960

Mail tax notices to
Aaron Olman
140 Lake Valley Road
Morristown, New Jersey 07960

STATE OF TENNESSEE, COUNTY OF MADISON

I, or we, hereby swear of affirm that the actual consideration for this transfer of $_-0-_.

Affiant

Sworn to and subscribed before me on this the 5th day of September, 2024.

Notary Public

My Commission Expires:
3-15-25

TAMMY RENEE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

Exhibit A
Legal Description of Premises

Parcel No. 072 15 2M 008.00

Located in the City of Nashville, Davidson County, Tennessee and legally described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of, RIVERSIDE STATION A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, RIVERSIDE STATION A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument No. 20200114-005127, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration. Being the same property conveyed to Aaron Olman, an unmarried man and Erika Duncan, a married woman by deed of record as Instrument No. 20240702-0050077 in the Register's Office of Davidson County, Tennessee.

Physical address is 1701 Porter Road Unit4
Nashville, Tennessee 37206

Exhibit B

OWNER:
RIVERSIDE EAST DEVELOPMENT, LLC

ADDRESS: 1527 RIVERSIDE DRIVE

NASHVILLE, DAVIDSON CO, TN 37206

LOT 6 W H NANCE SUB

TAX MAP 72-215, PARCELS 281

DATE: 1-13-2020

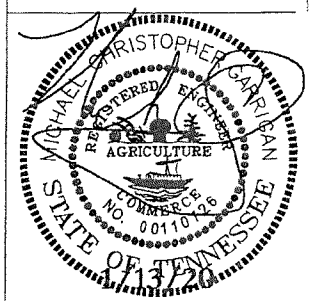
DA JOB NUMBER: 18215

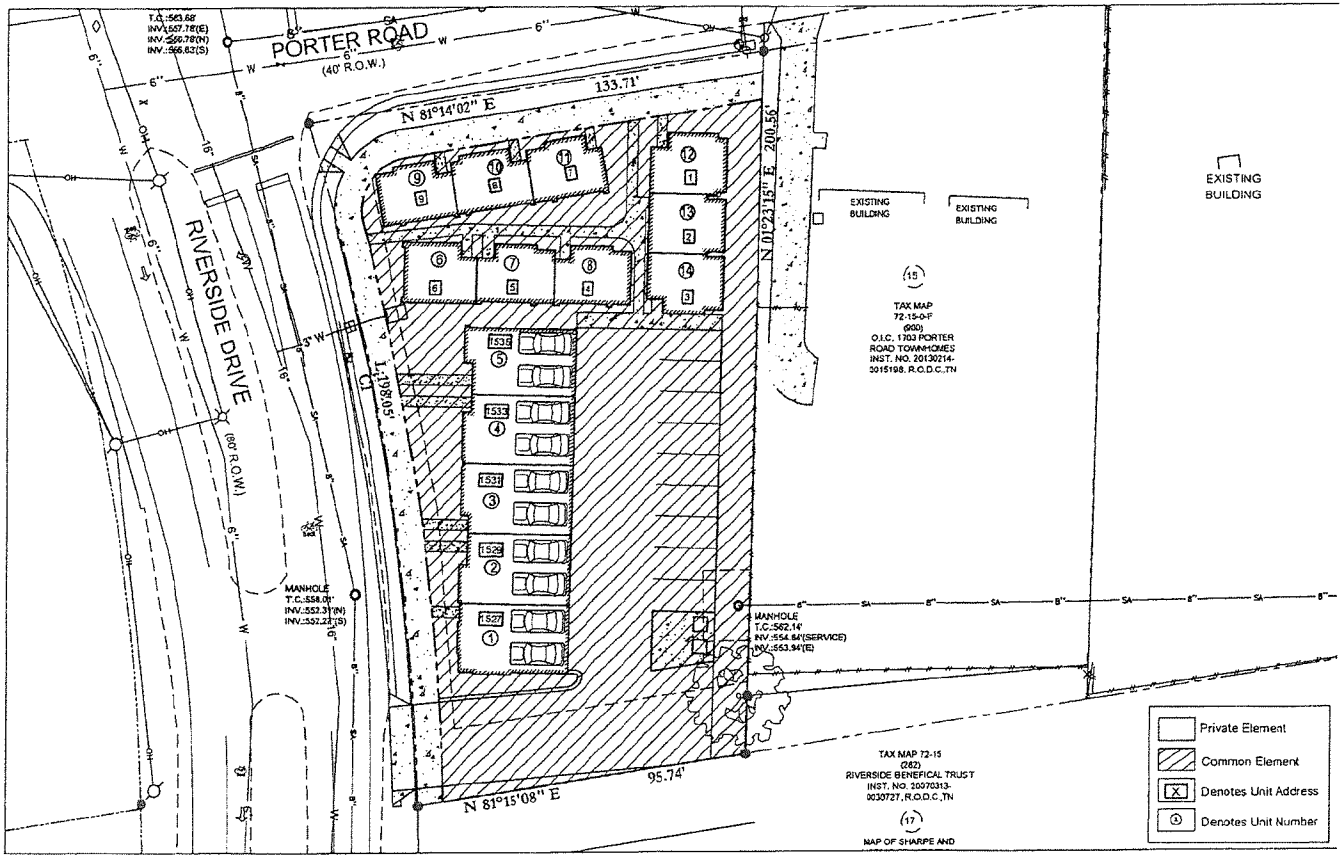
THIS DRAWING SHOULD NOT BE REPRESENTED TO BE A LAND SURVEY. IT SHOULD NOT BE RELIED UPON FOR THE CONSTRUCTION OF FENCES OR ESTABLISHING THE EXACT LOCATION OF PROPERTY LINES.

NO CORNERS WERE SET OR RESET AT THE TIME OF THIS INSPECTION.

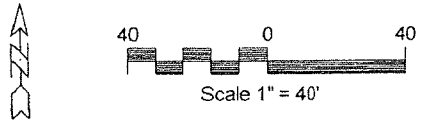
THIS SITE HAS NOT BEEN FIELD RAN BY A SURVEY CREW. BOUNDARIES ARE APPROXIMATE.

"EXHIBIT B"





RIVERSIDE STATION
A HORIZONTAL PROPERTY REGIME
WITH PRIVATE ELEMENTS



Dale & Associates
Consulting Civil Engineering/Land Planning & Zoning
Landscape Architecture/Surveying
516 Heather Place Nashville, Tn 37204 (615) 297-5166

20200114005127

20240905006848 4

Tennessee Certification of Electronic Document

I, Stacy Northcott, 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 September 5, 2024.

Affiant Signature

09/05/2024
Date

State of Tennessee

County of Madison

Sworn to and subscribed before me this 5th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3-15-25

NOTARY'S SEAL

