This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

SEND TAX BILL TO
ADDRESS NEW OWNER:
Reginald D. McKeever
1818 River Drive B
Nashville, TN 37218

MAP: 081010D00200CO

Karen Johnson Davidson County
Batch# 1191090 DEEDQC
10/08/2024 01:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241008-0078142

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

FOR AND IN CONSIDERATION of no monetary consideration, **Top R & A Development LLC, a Tennessee limited liability company,** hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that they may have in and to the following described real property unto **Reginald D. McKeever**, unmarried man, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Real property in Davidson County, Tennessee, Being Unit B as set out and depicted in the Declaration for Covenants, Conditions and Restrictions for 1911 Hailey Avenue, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20220801-0087261, Davidson County, Register of Deeds, to which reference is hereby made for a more full and complete description of the Unit and its ancillary rights, appurtenances, and the like, the rights to which are also conveyed herein.

Being part of the same property conveyed to Top R & A Development LLC, a Tennessee limited liability company, from 365 Works, LLC, A Tennessee limited liability company, by deed dated August 8, 2022 of record in Instrument No. 20220810-0090767 in the Register's Office Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is improved property known as 1911 Hailey Avenue, Nashville, Tennessee 37216.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular,

and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 8th day of October, 2024.

Top R & A Development LLC, a Tennessee limited liability company

By: Reginald McKeever, Sole Member/Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Reginald McKeever, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Sole Member and Manager of **Top R & A Development LLC, a Tennessee limited liability company,** and with the authority to do so, executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of October, 2024.

NOTARY PUBLIC
MyCommissionExpires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 6, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of October, 2024.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 October 8, 2024.

Affiant Signature Date 10/8/24

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 8th day of October, 2024,

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public