Karen Johnson Davidson County
Batch# 1202790 DEEDQC
11/07/2024 03:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241107-0087029

QUITCLAIM DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-236

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KLW Partners, LLC	Same as owner	105 03 0R 002.00
(NAME) 5 Carmel Lane	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason Wilkins and Erin Wilkins, husband and wife, and Aaron Wilkins, a married man**, (the "**Grantors**"), by these presents do hereby quitclaim, transfer and convey to **KLW Partners, LLC**, a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 1225 4th Avenue South, #102, Nashville, TN 37210.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 2nd day of ~~October~~, 2024.
NOVEMBER

GRANTOR:

Jason Wilkins

Erin Wilkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jason Wilkins and Erin Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of ~~October~~ NOVEMBER, 2024.

Notary Public

My Commission Expires: 6-20-2027

VON RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Aaron Wilkins

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Aaron Wilkins, 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 foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On 10/8/2024 (Date) before me, DISHA THAKKAR, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared AARON SCOT WILKINS (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

DISHA THAKKAR
Notary Public - California
Contra Costa County
Commission # 2494671
My Comm. Expires Jul 15, 2028
(Seal)

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows, to wit:

Unit 102, WOODSTOCK CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20190204-0010414, as amended in Instrument No. 20190430-0039868, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Jason Wilkins and Erin Wilkins, husband and wife, and Aaron Wilkins, a married man, by Warranty Deed from Enrique Eduardo Selman, Jr., an unmarried man, of record in Instrument No. 20240613-0044249, in the Register's Office of Davidson County, Tennessee, dated May 30, 2024, and recorded on June 13, 2024.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 November 2, 2024.

Signature
Date: November 7, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 7th day of November, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025