QUITCLAIM DEED

Karen Johnson
Batch # 1220935
12/27/2024 12 53 52 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241227-0100553

DM-FB-24-1315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Dec, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Matthew White	**Skyline River North LLC**	071141I00400CO 071141I00300CO 071141I00200CO 071141I00100CO
(NAME)	(NAME)	
1022A 9th Ave S	**1022A 9th Ave S**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1311 BWC Partners LLC**, a Tennessee limited liability company, hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **Matthew White**, a married man, hereinafter called the Grantee, his heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Units 1, 2, 3 and 4, as established in Declaration of Covenants, Conditions and Restrictions for Skyline Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No 20220329-0036276, as amended in Instrument No 20220621-0070097, in the Register's Office of Davidson, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Skyline Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20220329-0036276, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim Deed from 1311 BWC Partners, LLC of record in Instrument No 20220124-0008797 Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1315 A, B, C, and 1319 Baptist World Center Drive, Nashville, Tennessee 37207**

Witness my hand this the 19 day of December, 2024

1311 BWC Partners LLC

Matthew White
Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 19 day of Dec, ~~2022~~ 2024, before me personally appeared Matthew White to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the Authorized Agent of **1311 BWC Partners LLC**, the within named bargainor, a limited liability company, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of **1311 BWC Partners LLC** as such Authorized Agent thereof

Witness my hand and official seal, this the 19 day of Dec, 2024

Notary Public
My Commission Expires

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
Attn Dawn Martin