# QUITCLAIM DEED

Karen Johnson
Batch # 1220940
12/27/2024 01 05 32 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241227-0100562

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) |
|---|---|---|
| **Skyline River North LLC** | **Skyline River North LLC** | 071141I00300CO |
| (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, **Matthew White**, a married man, hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **Skyline River North LLC – 1315B Baptist World Center Series, a Tennessee series limited liability company**, hereinafter called the Grantee, its 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 Unit 3, 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

Being a portion of the same property conveyed to Matthew White by Quitclaim Deed from 1311 BWC Partners, LLC of record in Instrument No 20241227-0100553, Register's Office Davidson County, Tennessee

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 B Baptist World Center Drive, Nashville, Tennessee 37207

Witness my hand this the 17 day of December, 2024

12/17/24
Matthew White

STATE OF Tennessee )
COUNTY OF Davidson )

On this the 17 day of Dec, ~~2022~~ 2024, before me personally appeared Matthew White, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 17 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