QUITCLAIM DEED

Karen Johnson
Batch # 1227988
01/17/2025 02 34 19 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250117-0004072

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 16th DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Robert Berk	**Same as New Owner**	
(NAME)	(NAME)	**071141I00500CO**
1313 B Baptist World Center Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROBERT BERK** hereinafter called the Grantee(s), his/her/its/their 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 5, 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 **1313 B Baptist World Center Drive, Nashville, Tennessee 37207**

Witness my/our hand(s) this the 16th of January, 2025

1311 BWC Partners, LLC

BY: _____
Matt White
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of 1311 BWC PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of January, 2025.

_____
Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212