This Instrument Prepared By:
Epstein Law Firm, PLLC
1024 E. Martin Luther King Blvd.
Chattanooga, TN 37403
24-5155

Karen Johnson Davidson County
Batch# 1228837 DEEDQC
01/22/2025 01:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250122-0005058

Address New Owner(s)
OSP 2021, LLC
P.O. Box 11461
Chattanooga, TN 37401

Send Tax Bills To:
Same as new owner

Map & Parcel Nos.:
118-04-0-303.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **RLP CONSTRUCTION, LLC, a Tennessee Limited Liability Company** ("Grantor") does hereby quitclaim and convey unto **OSP 2021, LLC, a Delaware Limited Liability Company** ("Grantee"), its heirs, successors and assigns, all of its Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, State of TENNESSEE and described as follows:

TRACT ONE (1):
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2238 KLINE AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2238 KLINE AVENUE, a Horizontal Property Regime, of record in Instrument Number 20240814-0061663, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration.
TOGETHER WITH a percentage interest in the common elements as set forth in said Declaration.
REFERENCE for prior title is made to the Deed to RLP Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20221003-0109102, in the Register's Office of Davidson County, Tennessee, dated September 29, 2022, and recorded on October 03, 2022.

TRACT TWO (2):
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2238 KLINE AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2238 KLINE AVENUE, a Horizontal Property Regime, of record in Instrument Number 20240814-0061663, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration.
TOGETHER WITH a percentage interest in the common elements as set forth in said Declaration.
REFERENCE for prior title is made to the Deed to RLP Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20221003-0109102, in the Register's Office of Davidson County, Tennessee, dated September 29, 2022, and recorded on October 03, 2022.

SUBJECT TO Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRANDVIEW HEIGHTS, as recorded in Plat Book 161, Page 14 and 15, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO all covenants, conditions, restrictions, stipulations, easements, lien of assessments, bylaws, and all other matters as set out in Declaration of Covenants, Conditions and Restrictions for 2238 Kline Avenue recorded in Instrument No. 20240814-0061663, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

Taxes for the Year 2025 are assumed by the Grantee herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of January, 2025.

RLP CONSTRUCTION, LLC,
a Tennessee Limited Liability Company

By: _____
Reed L. Pond
Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, Amy L. Finney, a notary public of the state and county mentioned, personally appeared Reed L. Pond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole and Managing Member of RLP Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Reed L. Pond, as such Sole and Managing Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as such Sole and Managing Member.

WITNESS my hand and Notarial Seal at office this 22 day of January, 2025.

_____
NOTARY PUBLIC
My Commission Expires: 3/16/2027

AMY L. FINNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
MY COMM. EXPIRES MARCH 16, 2027

STATE OF TENNESSEE
COUNTY OF HAMILTON

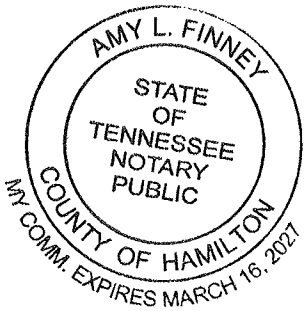
The actual consideration for this transfer is $ 0.00 .

AFFIANT
By: Reed L. Pond, Chief Manager of OSP 2021, LLC

Subscribed and sworn to before me

this 22 day of January, 2025.

NOTARY PUBLIC
My Commission Expires: 3/14/2027



PROPERTY ADDRESS:
2238A and 2238B Kline Avenue, Nashville, TN 37211

TRUE COPY CERTIFICATION

I, Amy L. Finney, 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 copy is a true and exact copy of the original document executed and authenticated according to law on 1-22-2025 (date of document).

Amy L. Finney

Date: 1-22-2025

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed me this 22 day of January, 2025.

Michaela L Humphrey
NOTARY PUBLIC

My Commission Expires: March 16, 2027

