Karen Johnson Davidson County
Batch# 1239429 DEEDQC
02/21/2025 08:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0012705

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Robert Burke 7958 Daugherty-Capley Road Primm Springs, TN 38476	New Owner(s)	071-14-1I-005.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert Burke, a married man,** by these presents does hereby quitclaim and convey unto **Nashvegas Delight, LLC, a Tennessee Limited Liability Company,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

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 Robert Berk by Quitclaim Deed from 1311 BWC Partners, LLC of record in Instrument No. 20250117-0004072 Register's Office for Davidson County, Tennessee, dated January 16, 2025 and recorded on January 17, 2025. Being the same property further conveyed to Robert Burke, by Quitclaim Deed of Correction, dated January 22, 2025 and recorded on January 22, 2025, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Being also known as 1313 #B Baptist World Center Drive, Nashville, TN 37207.

STATE OF STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 10th day of February, 2025.

Affiant

My commission expires: 09/07/2026
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of February 2025.

Robert Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Robert Burke,** 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 and seal 19th day of February, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 20, 2025.

Affiant Signature

20th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028