QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of March, 2025.

NOTARY PUBLIC

COMMISSION EXPIRES: 3.3.2026

(AFFIX SEAL)

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 03, 2026

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1242791 DEEDQC
03/04/2025 10:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250304-0016062

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
RWA/BVP ASSOCIATES, LLC 329 54th Ave N Nashville, Tennessee 37209	New Owner	033070A01200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **we, RWA DICKERSON ASSOCIATES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter "Grantor"), do hereby convey, remise, release and forever quitclaim unto **RWA/BVP ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter "Grantee"), and its successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, being Unit No. 12, on the Plan of Dickerson Pike Townhomes, a Horizontal Property Regime with Private Elements (now known as Alveare), as shown on that plan identified as Exhibit "B" of that Master Deed for Dickerson Pike Townhomes of record in Instrument No. 20220823-0094988 and amended in Instrument No. 20221227-0132597 and Scrivener's Affidavit recorded in Instrument No. 20220824-0095518, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Grantor by Warranty Deed from CDS Capital, LLC, Series 101, a Delaware Limited Liability Company, recorded in Instrument No. 20210318-0036274, Register's Office for Davidson County, Tennessee.

This is improved property known as 1170 Dickerson Pike, Unit 12, Goodlettsville, Tennessee 37072.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the lien of the Deed of Trust appearing of record in Instrument No. 20220512-0054939, Register's Office for Davidson County, Tennessee.

DULY EXECUTED this 28th day of FEBRUARY, 2025.

RWA DICKERSON ASSOCIATES LLC, a Tennessee Limited Liability Company, GRANTOR

By: _____
Robert W. Pullen, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert W. Pullen, Jr.** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged **himself** to be the sole member of **RWA DICKERSON ASSOCIATES LLC, a Tennessee Limited Liability Company,** the within named bargainor, a limited liability company, and that **he** as such sole member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said **Robert W. Pullen, Jr.** as such sole member.

WITNESS my hand and seal this 28th day of FEBRUARY, 2025.

Commission Expires: 7.3.2028

_____
Notary Public

TERRY L HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 28th day of February, 2025.

_____ March 4, 2025
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 4th day of March, 2025.

Commission Expires: December 5, 2026

_____
Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON