This Instrument Prepared By:
Epstein Law Firm, PLLC
1024 E. Martin Luther King Blvd.
Chattanooga, TN 37403
25-5219

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

Send Tax Bills To:
Same as new owner

Map & Parcel No.:
090-16-0-176

Karen Johnson Davidson County
Batch# 1257626 DEEDQC
04/11/2025 06:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250411-0026856

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 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, being known and designated as Unit No. A of 521 Achievement Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 521 Achievement Drive, a Horizontal Property Regime, of record in Instrument Number 20241010-0078716, in the Register's Office for Davidson County, Tennessee, and with said Unit 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 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. 20221114-0121161, in the Register's Office of Davidson County, Tennessee, dated November 7, 2022 and recorded on November 14, 2022.

TRACT TWO (2):
A certain unit located in Davidson County, being known and designated as Unit No. B of 521 Achievement Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 521 Achievement Drive, a Horizontal Property Regime, of record in Instrument Number 20241010-0078716, in the Register's Office for Davidson County, Tennessee, and with said Unit 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 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. 20221114-0121161, in the

Register's Office of Davidson County, Tennessee, dated November 7, 2022 and recorded on November 14, 2022.

SUBJECT TO all notes, stipulations, restrictions, easements, conditions, regulations and all other matters shown, described or noted on plat recorded in Plat Book 2663, Page 122, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO all covenants, conditions, restrictions, stipulations, easements, lien of assessments, bylaws of 521 Achievement Drive Homeowners Association, Inc., and all other matters as set out in Declaration of Covenants, Conditions and Restrictions for 521 Achievement Drive recorded in Instrument No. 20241010-0078716, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO Agreement as set forth in instrument recorded in Book 2593, Page 566, 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 8 day of April, 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 8 day of April, 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 8 day of April, 2025.

NOTARY PUBLIC
My Commission Expires: 3/16/2027



PROPERTY ADDRESS:
521A & 521B Achievement Drive
Nashville, TN 37209

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 April 8, 2025 (date of document).

Amy L. Finney

Date: 4/8/25

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed me this 8 day of April, 2025.

Michaela L Humphrey
NOTARY PUBLIC

My Commission Expires: March 16, 2027

