Karen Johnson Davidson County
Batch# 1290792 DEEDQC
06/27/2025 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250627-0050808

QUITCLAIM DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF JUNE 2025.

Notary Public

MY COMMISSION EXPIRES: 5/3/2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
KIN South LLC	**NEW OWNER**	**092100N00300CO**
2910 Felicia Street, Unit 3 **Nashville, Tennessee 37209**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the ___ day of June, 2025, the undersigned, **ARKINUS REED AND JEFFREY DUMM**, (collectively the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **KIN SOUTH LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **2910 FELICIA STREET, UNIT 3, NASHVILLE, TENNESSEE 37209**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Rudy at City Heights, a Horizontal Property Regime with Private Elements of record in Instrument #20191001-0100198 and as amended in Instrument No. 20191025-0109452 and being shown

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on plat attached thereto as Exhibit "B," Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arkinus Reed and Jeffrey Dumm by Warranty Deed from 2910 Felicia Avenue #3, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250509-036380 Register's Office for Davidson County, Tennessee, dated May 6, 2025 and recorded on May 9, 2025.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 26 day of June, 2025.

GRANTOR: ARKINUS REED

SIGNER: Arkinus Reed

GRANTOR: JEFFREY DUMM

SIGNER: Jeffrey Dumm

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STATE OF TN)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Arkinus Reed,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 26 day of June, 2025.

Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jeffrey Dumm,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

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Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 June 26, 2025.

Affiant Signature

6/26/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

