Karen Johnson Davidson County
Batch# 1332075 DEEDQC
10/08/2025 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251008-0080463

This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Wilson

The actual consideration of $0.00.

Affiant

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Subscribed and sworn to before me this 8th day of October, 2025

Notary
Commission Expires: 6/3/2029

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Riverfront Charm LLC ATTN: Registered Agents Inc. 116 Agnes Road, Suite 200 Knoxville, TN 37919	NEW OWNER	Property 1: 082-14-0A-071.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Emily Redding and Christopher A. Redding, wife and husband,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Riverfront Charm LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 934 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums

for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640 and amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Emily Redding and Christopher Redding, wife and husband, by Warranty Deed from Steven D. Stumpe and Catherine L. Stumpe, husband and wife, dated August 30, 2024 and recroded on September 11, 2024, in Instrument No. 20240911-0070112, said Register's Office.

For information purposes only: 934 1st Ave N, Nashville, TN 37201

Subject to all matters of record.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Page Follows)

(Signature Page)

Witness my hand this 30th day of September, 2025.

Emily Redding
Emily Redding

State of PA)
County of Lancaster)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Redding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2025.

Commonwealth of Pennsylvania - Notary Seal
Maria Antonia Ruperto, Notary Public
Lancaster County
My commission expires September 20, 2029
Commission number 1408622

Maria Antonia Ruperto
Notary Public
My Commission Expires: 09/20/2029

Christopher Redding
Christopher Redding

State of PA)
County of Lancaster)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Redding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2025.

Commonwealth of Pennsylvania - Notary Seal
Maria Antonia Ruperto, Notary Public
Lancaster County
My commission expires September 20, 2029
Commission number 1408622

Maria Antonia Ruperto
Notary Public
My Commission Expires: 09/20/2029

Certificate of Authenticity

I, Joshua A. Terry, 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 9/30/2025.

Affiant Signature – Joshua A. Terry

10/8/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/8/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27