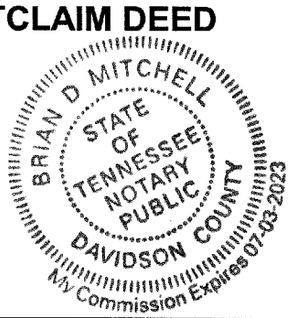
# QUITCLAIM DEED




J-CD-20-311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2020.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Capital Development Partners, LLC, a Tennessee limited liability company** | **New Owner** | |
| (NAME) 337 River Drive | (NAME) | **p/o 063-08-0-101.00** |
| (ADDRESS) Mount Juliet, TN 37122 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ON THE HORIZON HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAPITAL DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units 319 and 321 of Exhibit "B," as attached to the Declaration of Covenants, Conditions, and Restrictions for 319-321 Capital Street, A Horizontal Property Regime with Private Elements, of record at Instrument Number 20200212-0016159, 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 a portion of the same property conveyed to On the Horizon Homes, LLC, a Nevada Limited Liability Company by Warranty Deed from Maurice Sanders, Jamaal Sanders, Mildred Sanders Buford, Jessie M. Sanders, and Annie Sanders White of record in Instrument No. 20191127-0122924 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 27, 2019.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **319 and 321 Capital St, Nashville, Tennessee 37138**.

Karen Johnson Davidson County
Batch# 364876 DEEDQC
02/28/2020 09:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200228-0022326

Witness my/our hand(s) this the 27 day of Feb, 2020.

On The Horizon Homes, LLC

David Morgan, Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member and Manager of On The Horizon Homes, LLC. a Nevada limited liability company, the within named bargainor, a limited liability company, and that he/she as such Sole Member and Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of February, 2020.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

## True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY