AFTER RECORDING RETURN TO:
NationalLink
1000 Commerce Dr, Suite 300
Pittsburgh, PA 15275
File No. 100497917

Karen Johnson Davidson County
Batch# 480086 DEEDQC
09/21/2020 03:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200921-0108210

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 092-10-0C-004-00

QUITCLAIM DEED

THIS DEED made and entered into on this 15 day of September, 2020, by and between **RODERICK DION SIMS, A MARRIED MAN and DC CAPITAL, LLC**, a mailing address of 3019 DELAWARE AVENUE, NASHVILLE, TN 37209, hereinafter referred to as Grantor(s) and **RODERICK DION SIMS, A MARRIED MAN**, a mailing address of 3019 DELAWARE AVENUE, NASHVILLE, 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 3019 Delaware Avenue, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded under Document Number: 20181011-0100988, recorded on 10/11/2018 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

This is investment property and is not the homestead property of the Grantor Roderick Dion Sims.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 15 day of September, 2020.

RODERICK DION SIMS

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, RODERICK DION SIMS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison, AL, this 15 day of September, 2020.

Notary Public PATRICIA S. DAVIS
My Commission expires: 02-16-2021

PATRICIA S. DAVIS NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 2-16-2021

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 15 day of September, 2020.

DC CAPITAL, LLC

By: _____
Print Name: DERRICK SALTER
Title: MEMBER

By: _____
Print Name: CANDICE SALTER
Title: MEMBER

STATE OF Alabama
COUNTY OF Madison

Before me, Patricia S. Davis, a Notary Public, of the State and County mentioned, personally appeared DERRICK SALTER AND ~~CANDICE SALTER~~, 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 MEMBERS of DC CAPITAL, LLC, the within named Grantor and that such MEMBERS executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Madison, AL, this 15 day of September, 2020.

Patricia S. Davis
Notary Public PATRICIA S. DAVIS
My Commission expires: 02-16-2021

PATRICIA S. DAVIS NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 2-16-2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant RODERICK DION SIMS

STATE OF Alabama
COUNTY OF Madison

Sworn to before me this 15 day of September, 2020.

Notary Public PATRICIA S. DAVIS
My Commission Expires: 02-16-2021

PATRICIA S. DAVIS NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 2-16-2021

Name and address for person(s) responsible for taxes:

RODERICK DION SIMS
3019 DELAWARE AVENUE
NASHVILLE, 37209

Name and address of property owner:

RODERICK DION SIMS
3019 DELAWARE AVENUE
NASHVILLE, 37209

EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4, Elevate at Elevate formerly ("The Del"), as shown in the Declaration of Covenants, Conditions and Restrictions for The Del, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170127-0009277, First Amendment to Declaration of Covenants, Conditions and Restrictions for The Del of record in Instrument No. 20170330-0031283, First Amendment to Declaration of Covenants, Conditions and Restrictions for Elevate at MedWest formerly ("The Del") of record in Instrument Number 2017003-0101096, Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elevate at City Heights a Horizontal Property Regime with Private Elements recorded in Instrument No. 20180403-0030960, First Amended to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elevate at City Heights a Horizontal Property Regime with Private Elements recorded in Instrument No. 20180615-0057610, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property commonly known as: 3019 Delaware Avenue, Nashville, TN 37209

True Copy Certification

I, Angela Bixler, 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 PA

County of Allegheny

Personally appeared before me, Jocilyn Fiedorczyk, a notary public for this county and state, Angela Bixler, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Jocilyn M Fiedorczyk

My Commission Expires: _____

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Jocilyn M. Fiedorczyk, Notary Public
Allegheny County
My commission expires June 22, 2022
Commission number 1256503
Member, Pennsylvania Association of Notaries