Name and Address of New Owner:
Leeroooy Jenkins, LLC
4421 Fairfax Ave
Dallas, TX 75205

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 566507 DEEDQC
02/03/2021 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015500

This Instrument Prepared By:
Steven Disser
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-06-3H-020.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alex Duran,** "the Grantor," convey and quitclaim unto **Leeroooy Jenkins LLC,** a Delaware Limited Liability Company, "the Grantee," the following described real estate in Davidson County, Tennessee.

Property No. 1:
Land in Davidson County, Tennessee, being all of Unit No. 20 of Vibe, a planned unit development, as shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, as amended in First Amendment of record as Instrument No. 20170803-0079133, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being a portion of the same property conveyed to HV Urban by Warranty deed from James R. Criswell of record in Instrument No. 20160222-0016699 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016. (Value of consideration shown in aforementioned deed $1,250,000.00.)

Being the same property conveyed to Alex Duran by Warranty Deed from HV Urban, a Tennessee Partnership of record in Instrument No. 20190319-0024695 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 19, 2019. (Value of consideration shown in aforementioned deed $367,300.00.)

Being also known as: **823 Vibe Place, Nashville, Tennessee 37216.**

AND

Property No. 2:
Land in Davidson County, Tennessee, being Unit No. 101, The View at City Heights, described in the Declaration of Covenants, Conditions and Restrictions for The View at City Heights, of record in Instrument No. 20190111-0003122, amended in Instrument No. 20190114-0003775, both in the Register's Office for Davidson County, Tennessee, and as set out on the plat attached to said Declaration as Exhibit "C" to which references are hereby made for a more complete description, together with the limited common elements assigned to said Unit and the undivided interest in the common elements of The View at City Heights as stated in said Declaration.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Build Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180627-0061712 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 27, 2018. (Value or consideration as shown in aforementioned deed $420,000.00.)

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company (for the purpose of combining map and parcel numbers of record in Instrument No. 20181129-0116636 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 29, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to 2805 Delaware Avenue Unit 101, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190618-0058669 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 18, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Alex Duran by Warranty deed from 2805 Delaware Avenue Unit 101, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191011-0104599 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 11, 2019. (Value of consideration shown in aforementioned deed $999,000.00.) \

Being also known as: **2805 Delaware Avenue Unit 101 Nashville, Tennessee 37209.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 20 day of January, 2021.

(SEAL)
Alex Duran

STATE OF TEXAS)
)
COUNTY OF Dallas)

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

ANDREA ENGLISH NOTARY PUBLIC STATE OF TEXAS ID# 12472151A EXPIRES 10-21-2023

Witness my hand and official seal this 20 day of January, 2021.

Notary Public
My commission expires: 10/21/23

AFFIDAVIT OF VALUE

STATE OF TEXAS)
)
COUNTY OF Dallas)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of January, 2021.

Notary Public
My commission expires: 11/3/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File # 2020-1240

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON