Karen Johnson Davidson County
Batch# 570795 DEEDQC
02/09/2021 10:01:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210209-0018315

QUITCLAIM DEED

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 5 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-NHM-20-2140-9

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S.
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derrick Salter and Candice Salter	**NEW OWNER**	
(NAME)	(NAME)	**081-02-4F-009.00-CO**
601 Ries Ave., Unit D		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **DC Capital, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Derrick Salter and Candice Salter, husband and wife,** hereinafter called the Grantee(s), 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 Unit No. 9, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422 and amended in Instrument No. 20181029-0107076, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DC Capital, LLC, a Tennessee limited liability company by Quitclaim Deed from Derrick Salter and Candice Salter, husband and wife dated January 8, 2019 and of record in Instrument Number 20190125-0007690, Register's Office for Davidson, Tennessee.

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 **improved** property known as: **2140 24th Ave N Unit 9, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 5 day of February, 2021.

DC CAPITAL, LLC

BY: _____
Derrick D. Salter, Member

BY: Candice M Salter
Candice M. Salter, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Derrick D. Salter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the **Member** of **DC Capital, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that he as such **Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5 day of February, 2021.

_____
Notary Public

My Commission Expires:

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Candice M. Salter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the **Member** of **DC Capital, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that she as such **Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5 day of February, 2021.

_____
Notary Public

My Commission Expires:

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21ST AVE. S.
NASHVILLE, TN 37212