Karen Johnson Davidson County
Batch# 629653 DEEDQC
05/05/2021 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210505-0060460

This Instrument Prepared By / Return To:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:
Robert McDonald
203 Point East Dr.
Nashville, TN 37214

Send Tax Bills To:
New Owner

Map & Parcel No: 026-11-0A-002-00

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, **Urban Dwell Homes, GP, a Tennessee Partnership,** "the Grantor," convey and quitclaim unto **Robert McDonald,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B of The Townhomes at Liberty Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a declaration of covenants, conditions and restrictions for The Townhomes at Liberty Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20191115-0117902, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> Being a portion of the same property conveyed to Urban Dwell Homes, GP, a Tennessee General Partnership, by Warranty Deed dated October 17, 2019 and recorded October 17, 2019, from Curtis T. Stewart, of record at Instrument No. 20191017-0106645, Register's Office for Davidson County, Tennessee.
>
> Property Known As: 217 Liberty Lane, Madison, TN 37115.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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, 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 4th day of May, 2021.

Urban Dwell Homes, GP, a Tennessee Partnership

(SEAL)
BY: Jason Dodge, Partner/Authorized Signor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Jason Dodge, as Partner and Authorized Signor for Urban Dwell Homes, GP** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of May, 2021.

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 9/2/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $ **0.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
4th day of May, 2021.

Notary Public
My commission expires: 10/2/23

File # 2021-519

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

