Karen Johnson Davidson County
Batch# 665981 DEEDQC
06/25/2021 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210625-0086792

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
David Morgan
1001 N 6th Street
Nashville, TN 37207

AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 24th day of June, 2021.

JAMIE LIGHTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map & Parcel: 063-08-0R-002.00-CO

NOTARY PUBLIC
My Commission Expires: 4/23/25

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Capital Development Partners, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **David Morgan,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 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 Capital Development Partners, LLC, a Tennessee limited liability company, from On the Horizon Homes, LLC, a Nevada limited liability company, by Quitclaim Deed, of record in Instrument No. 20200228-0022326, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 321 Capital Street, Old Hickory, TN 37138.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of June, 2021.

CAPITAL DEVELOPMENT PARTNERS

Raphael M. Locher Member

By: Raphael Mark Locher, Member

David Morgan

By: On The Horizon Homes, LLC, Member
By: David Morgan
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Raphael Mark Locher, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Capital Development Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 24th day of June, 2020.

Notary Public

JAMIE LIGHTHALL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared David Morgan, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of On The Horizon Homes, LLC, a Nevada limited liability company, said LLC being a Member of Capital Development Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 24th day of June, 2020.

Notary Public

JAMIE LIGHTHALL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

4-23-25

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

