Karen Johnson Davidson County
Batch# 683041 DEEDQC
07/26/2021 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210726-0099669

Name and Address of New Owner:
Kleros, LLC
49 Music Square West
Ste. 205
Nashville, TN 37203

Send Tax Bills To:
NEW OWNER

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

Map & Parcel No: 082-12-1A-003.00-CO

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, **Jason Dodge, married,** "the Grantor," convey and quitclaim unto **Kleros, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. C on the Plan of Townhomes at 216 North Ninth, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Townhomes at 216 North Ninth, of record in Instrument No. 20190612-0056608,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 Urban Dwell Homes LP, a Tennessee Partnership by Warranty deed from Music City Financial LLC, a Texas limited liability company of record in Instrument No. 20180530-0051646 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on May 30, 2018.
>
> Being the same property conveyed to Jason Dodge, married, by Quitclaim Deed from Urban Dwell Homes, LP, a Tennessee Partnership, of record in Instrument No. 20210520-0068268, Register's Office for Davidson County, Tennessee.
>
> Being also known as 826 Smiley Street Nashville, TN 37206.

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 GRANTEE, 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

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22 day of July, 2021.

(SEAL)
Jason Dodge

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Jason Dodge**, 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 22 day of July, 2021.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23

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

Claire H. Jenkins
(Affiant)

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this
22 day of July, 2021.

Notary Public
My commission expires: 10-12-2024

File No 2021-523

202107260099669

TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 22, 2021

Signature 07/22/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 22 day of July, 2021.

Claire H. Jenkins
Notary Signature

My commission expires: 10/2/23

