Karen Johnson Davidson County
Batch# 731069 DEEDQC
10/06/2021 01:42:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211006-0134437

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regal Homes Co.,** a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and convey unto **Urban Capital, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a½" Iron Rod capped Elliott on the eastern right-of-way of White Bridge Pike (R.O.W. Varies), said Iron Rod being the southwestern corner of the O.1.C. West End Terrace Condominiums property as of record in Plat Book 6657, Page 549, Register's Office for Davidson County, Tn (R.O.D.C.T.);

Thence leaving said right-of-way and with the southern line of said O.1.C. West End Terrace Condominiums property South 81 degrees 40 minutes 10 seconds East, 356.15 feet to a½" Iron Rod capped Elliott on the northern line of the John & Emilee Morgan property as of record in Deed Book 20190214 0013940 R.O.D.C.T.;

Thence leaving said O.1.C. West End Terrace Condominiums property and with the northern line of said John & Emilee Morgan property South 82 degrees 58 minutes 14 seconds West, 163.49 feet to a½" Iron Rod at the northeast corner of the O.1.C. Homes at 266 White Bridge Pike property as of record in MA-20170803 0079438 R.O.D.C.T.;

Thence leaving said John & Emilee Morgan property and with the north line of said O.1.C. Homes at 266 White Bridge Pike property South 85 degrees 03 minutes 14 seconds West, 180.13 feet to a Magnetic Nail labeled Elliott Survey on said eastern right-of-way of White Bridge Pike;

Thence leaving said O.1.C. Homes at 266 White Bridge Pike property and with said right-of-way North 06 degrees 58 minutes 57 seconds West, 87.79 feet to the point of beginning, said tract ofland herein described containing 0.358 acres more or less and being according to a boundary survey performed by Clint Elliott Survey dated I 0-8-2020, Jason Garrett TN RLS # 2861.

Being the same property conveyed to Regal Homes Co. Inc. by Warranty Deed from The Estate of Sylvia Rose Barish in Instrument no. 20201117-0135542, Register of Deeds office for Davidson County Tennessee.

Being known as 268 White Bridge Pike Nashville, TN 37209.

IN WITNESS WHEREOF, I have hereunto set out my hand on this ~~16th~~ 6 OCTOBER day of ~~August,~~ 2021.

Regal Homes Co.

By: Steve Reigle, Vice President

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument in his capacity as Vice President of Regal Homes Co. a Tennessee Corporation.

Witness my hand and seal this 16th day of August, 2021.

Notary Public

JAMES C. ESTES STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 6.20.2022

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Urban Capital, LLC 290 Ed Harris Road Ashland City, TN 37015	New Owner	Davidson County: 103-02-0-165.00

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me ~~16th~~ 6 day of ~~August~~ OCTOBER, 2021.

Notary Public

My Commission Expires:
6/20/2022

JAMES C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 6-20-2022