This Instrument
Prepared By:

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

# QUITCLAIM DEED
## FOR PURPOSES OF CORRECTION OF LEGAL DESCRIPTION IN PRIOR DEED OF RECORD

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of correcting the legal description in prior deeds of record, **Regal Homes Co., a Tennessee Corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Urban Capital, LLC, a Tennessee Limited Liability Company**, with, hereinafter called the Grantee, its successors and assigns a certain tract or parcel of land being the same property conveyed to Urban Capital , LLC, of record as Document No. 20211006-0134431 in the Register's Office for Davidson County, Tennessee and is further described as:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NOS. 1-5, ON THE HORIZONTAL PROPERTY REGIME FOR TRINITY ROW, AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20210429-0057076, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Regal Homes Co., by Warranty Deed from Burma F. Moreland, as Trustee of the Moreland Family Trust dated March 24, 2004, Arthur H. Moreland and Burma F. Moreland, Trustors and/or Trustees, of record at Instrument No. 20200817-0091818, Register's Office for Davidson County, Tennessee.

**IN WITNESS WHEREOF**, we have hereunto set out hands on this 7 day of OCTOBER, 2021.

Karen Johnson Davidson County
Batch# 731526 DEEDQC
10/07/2021 02:42:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211007-0135060

**REGAL HOMES CO.**

**Steve Reigle, Vice President**

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

**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 executed the foregoing instrument for the purposes therein contained in his capacity as Vice President of Regal Homes Co.

Witness my hand and seal this 7 day of OCTOBER, 2021.

Notary Public

My Commission Expires:

6/20/2022

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## 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<br>290 Ed Harris Road<br>Ashland City, TN 37015 | New Owner | Davidson County<br>071-08-0Z-001.00-CO<br>071-08-0Z-002.00-CO<br>071-08-0Z-003.00-CO<br>071-08-0Z-004.00-CO<br>071-08-0Z-005.00-CO<br>071-08-0Z-900.00-CO |

**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 7 day of 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