QUITCLAIM DEED

Karen Johnson
Batch# 747888
11/02/2021 01:27:40 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20211102-0146607

JM-CDS-21-DC-REFI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dry Creek Acquisitions, LLC, a Tennessee limited liability company		
(NAME)	(NAME)	
222 2nd Ave S.,Ste. 1700	**NEW OWNER**	**033-04-0-33.00** **033-04-0C-001.00-CO** **033-04-0C-002.00-CO** **033-04-0C-003.00-CO** **033-04-0C-004.00-CO** **033-04-0C-005.00-CO** **033-04-0C-006.00-CO** **033-04-0C-007.00-CO** **033-04-0C-008.00-CO** **033-04-0C-009.00-CO** **033-04-0C-010.00-CO** **033-04-0C-011.00-CO** **033-04-0C-014.00-CO** **033-04-0C-015.00-CO** **033-04-0C-016.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CDS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DRY CREEK ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, being a 1.49 acres tract, more or less, as shown on Plat of Goodlettsville Heights, Section No. IV, a Plat of which is of record in Book 2133, Page 44 Register's Office For Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning at a concrete marker at the Southwest corner of Lot No. 19 on said plat, running thence North 59 degrees 51 minutes East 272.3 to a concrete marker; thence North 47 degrees 37 minutes East 68.9 feet to a concrete marker; thence South 18 degrees 9 minutes West 40.7 feet to a concrete marker; thence South 16 degrees 6 minutes West 340.5 feet to a concrete marker; thence North 87 degrees 58 minutes West 232 feet to a concrete marker; thence North 0 degrees 27 minutes West 209.3 feet to the point of beginning.

Tract 2:
Land situated in Davidson County, Tennessee, being Units 1-11, 14, 15 and 16, as established in Declaration of Covenants, Conditions and Restrictions for Dry Creek Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200730-0084020, and Amended at Instrument No. 20200903-0100125, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

DERIVATIONS

Tract 1:

Being the same property conveyed to CDS Capital, LLC, a Delaware Limited Liability Company by Warranty deed from Robert F. Ingram and Sharon Ingram Houston of record in Instrument No. 20200910-0103010 and Scrivener's Affidavit recorded in Instrument No. 20200117-0135275 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 10, 2020.

Tract 2:

Being a portion of the same property conveyed to CDS Capital LLC, a Delaware limited liability company by Warranty deed from Stewart Building Group, L.L.C. of record in Instrument No. 20180926-0095362 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on September 26, 2018.

Said deed was corrected by a Scrivener's Affidavit in Instrument No. 20190107-0001507, said Register's office.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **0 Draper Dr. and Dry Creek Road (2 parcels), Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 28th day of October, 2021.

CDS Capital, LLC

BY:_____
Nawrass Aldabbagh
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAWRASS ALDABBAGH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CDS CAPITAL, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206