QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 760761 DEEDQC
11/24/2021 02:38:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211124-0156414

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 23 DAY OF NOV, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-20-2024

(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-20-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
3017 Delaware LLC	**NEW OWNER**	
(NAME)	(NAME)	
7544 Hallows Dr		**092100C00500CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, JMR Investments LLC, and DC Capital, LLC("Grantor") have bargained and sold, and by these presents does transfer and convey unto 3017 Delaware LLC, ("Grantee") its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5, Elavate at City Heights, as shown in the Declaration of Covenants, Conditions and Restrictions for The Del, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170127-0009277, First Amendment to Declaration of Covenants, Conditions and Restrictions for Elavate at City Heights of record in Instrument No. 20170330-0031283, First Amendment to Declaration of Covenants, Conditions and Restrictions for Elavate at City Heights of record in Instrument Number 20171003-0101096, 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 the same property conveyed to JMR Investments LLC, and DC Capital, LLC by Warranty Deed from The Del Partners, of record at Instrument No. 20181008-0099654, Register's Office Davidson County, Tennessee.

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

This is improved property known as: 3017 Delaware Ave, Nashville, TN 37209

Witness ours hand this the 22 day of Nov, 2021.

JMR Investments, LLC

Joseph M Rob III

By: Joseph M. Roberts, III
Its: Member

DC Capital, LLC

By: Derrick D. Salter
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph M. Roberts, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member of JMR Investments, LLC, the within named bargainor, and that as such Member executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of November, 2021.

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick Salter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member of DC Captial, LLC, the within named bargainor, and that as such Member executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, 2021.

Notary Public
My Commission Expires:

Witness ours hand this the 23 day of Nov, 2021.

JMR Investments, LLC

By: Joseph M. Roberts, III
Its: Member

DC Capital, LLC

By: Derrick D. Salter
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph M. Roberts, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member of JMR Investments, LLC, the within named bargainor, and that as such Member executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of _____, 2021.

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick Salter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member of DC Captial, LLC, the within named bargainor, and that as such Member executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of Nov, 2021.

Notary Public
My Commission Expires:

