Karen Johnson Davidson County
Batch# 775629 DEEDQC
12/17/2021 08:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211217-0166845

Name and Address of New Owner:
Jason L. Dodge
203 Point East Drive
Nashville, TN 37216

This Instrument Prepare By:
Toro Title, LLC
933 E Trinity Lane
Nashville, TN 37207

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, Kleros, LLC, "the Grantors", convey and quitclaim unto Jason L. Dodge, "the Grantee", the following described real estate in Davidson County, Tennessee:

Unit D of The 2 Fern Avenue Townhomes in the Declaration Establishing a Horizontal Property Regime as recorded in Instrument 20161104-0117007 and as amened in Instrument 20170327-0029750, in the Register's Office of Davidson County, Tennessee, to which Declaration is hereby referenced for a more particular description of said property.

Being the same property conveyed to Jason L. Dodge by Urban Dwell Homes, LP, a limited partnership, by Quitclaim Deed recorded on February 6, 2019 in Instrument 20190206-0011434, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kleros, LLC, by Quitclaim Deed Jason L. Dodge, dated July 22, 2021, and recorded on July 26, 2021 in Instrument No. 20210726-0099819, Register's Office for Davidson County, Tennessee.

This is real property commonly known as:
2 Fern Avenue, Unit D, Nashville, TN 37207

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HERBY 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 DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 14th day of December, 2021.

KLEROS, LLC

By: Jason Dodge, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2021, before me personally appeared Jason Dodge, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of December, 2021.

Notary Signature
My commission expires: 7-3-2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

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, 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.

(Affiant)

Sworn to and subscribed before me this 14th day of December, 2021.

Notary Public
My Commission Expires: 7-3-2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

Tennessee Certification of Electronic Document

I, Milissa Voew, 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 12/14/21 (date of document).

Affiant Signature

12/14/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY