Karen Johnson Davidson County
Batch# 851623 DEEDQC
05/06/2022 09:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220506-0052389

Name and Address of New Owner:
Urban Dwell LLC
903 Point East Drive
Nashville, TN 37216

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 072-11-2S-002.00-CO

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, **Urban Dwell Homes, GP, a Tennesee General Partnership,** "the Grantor," convey and quitclaim unto **Urban Dwell Homes, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, Townhomes At 2114 Martha Avenue, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Townhomes At 2114 Martha Avenue, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20220104 0001286, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jarritt Merritt, Jr. and wife, Nora Lee Merritt by Warranty deed from Norman L. Hamilton and wife, Ora P. Hamilton of record in Book 3866, page 17 Register's Office for Davidson County , Tennessee, dated March 01, 1965 and recorded on March 03, 1965.

Being a portion of the same property conveyed to Sheranda Lee by Quitclaim deed from Michael Lee of record in Instrument No. 20201029-0125905 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 29, 2020.

The said Nora Lee Merritt having since died leaving Jarritt Merritt, Jr. as surviving tenant by the entirety. The said Jarritt Merritt, Jr. having since died on November 11, 2019.

Being a portion of the same property conveyed to Urban Dwell Homes,GP, A Tennessee General Partnership by Warranty deed from Jarritt Merritt, III, Hendren E. Merritt, Cecelia Merritt Lewis, Everett Merritt, Tecumseh Merritt Douglas, Sheranda Lee and Annie Jackson Merritt of record in Instrument No. 202010290125907 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 29,
2020

Being also known as 2114 Martha Avenue, Nashville, TN 37216

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY 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, Grantor have executed this Quitclaim Deed on the 22 day of April, 2022.

(SEAL)
Brandon Rumbley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Brandon Rumbley**, Authorized Signers for Urban Dwell Homes, G.P., a Tennessee General Partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, on behalf of the Partnership.

WITNESS my hand and official seal this 22 day of April, 2022.

Personally appeared

Notary Public
My commission expires: 1/11/2026

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

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 transferred, 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
23rd day of ~~July, 2021~~ April 2022

Notary Public
My commission expires: 1/11/2026

File # 2022-968

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

Tennessee Certification of Electronic Document

I, Milissa Loew, 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 4/22/22 (date of document).

Affiant Signature

4/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: March 3, 2026

NOTARY'S SEAL

