Karen Johnson Davidson County
Batch# 910409 DEEDQC
08/30/2022 01:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220830-0097811

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

Send Tax Bills To:
Urban Dwell Homes, LLC
203 Point East Drive
Nashville, TN 37216

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

Map & Parcel No: 128070D00100CO

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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Townhomes at 7720 Sawyer Brown, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 7720 Sawyer Brown, a Horizontal Property Regime, of record in Instrument No. 20220218-0019455, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Michelle W. Fairbanks, by Warranty Deed from Albert L. Thomas, of record in Instrument No. 20071130-0139032, in the Register's Office of Davidson County, Tennessee, dated June 23, 1993 and recorded on November 30, 2007.

Being a part of the same property conveyed to Michelle Fairbanks, by Quitclaim Deed from Judy C. Thomas, of record in Instrument No. 20080103-0000623, in the Register's Office of Davidson County, Tennessee, dated December 31, 2007 and recorded on January 03, 2008.

Being a part of the same property conveyed to Michelle Fairbanks, Trustee of the Michelle Fairbanks Living Trust dated November 7, 2019, by Quitclaim Deed from Michelle Fairbanks, of record in Instrument No. 20191113-0116932, in the Register's Office of Davidson County, Tennessee, dated November 07, 2019

and recorded on November 13, 2019. Also see Scrivener's Affidavit of recorded in Instrument No. 20200224-0020304, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Urban Dwell Homes, GP, A Tennessee General Partnership, by Warranty Deed from Michelle Fairbanks, Trustee of the Michelle Fairbanks Living Trust dated November 7, 2019, of record in Instrument No. 20210908-0120104, in the Register's Office of Davidson County, Tennessee, dated August 27, 2021 and recorded on September 08, 2021.

(For Informational Purposes Only)
7718 Sawyer Brown Road, Nashville, TN 37221

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 26th day of August, 2022.

Urban Dwell Homes, GP, a Tennesee General Partnership

By: _____
Brandon McDonald

By: _____
Brandon Rumbley

By: _____
Jason Dodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2021, before me personally appeared Brandon McDonald, Brandon Rumbley, and Jason Dodge of Urban Dwell Homes, GP, 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 26th day of August, 2021.

_____
Notary Signature
My commission expires: 3/3/2024

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

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 $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of August, 2022.

Notary Signature
My commission expires:
1/11/2026

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

Tennessee Certification of Electronic Document

I, Christina Wilbert, 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 8/26/2022 (date of document).

Affiant Signature

8/30/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL

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