QUITCLAIM DEED

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 6 DAY OF Sept., 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 913063 DEEDQC
09/07/2022 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220907-0100239

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
NR SN Tennessee A, LLC	**NEW OWNER**	
(NAME) **8390 E. Via de Ventura F-110, #303**	(NAME)	
(ADDRESS) **Scottsdale, AZ 85258**	(ADDRESS)	**069-06-0B-019-00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NO TITLE SEARCH PERFORMED. INFORMATION FURNISHED BY THE PARTIES.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **Sparrow Homes US LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **NR SN Tennessee A, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 19, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, of record in Instrument No. 20161021-0111700, 20180530-0051597, 20190507-0042739, corrected in 20190619-0059213, 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 Stephanie Amack, a single woman by Warranty Deed from Jordan Ashlee Brian, an unmarried woman, dated 04/09/2021 and recorded 04/14/2021, of record in Instrument No. 20210414-0049889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sparrow Homes US, LLC, a Delaware limited liability company, by Warranty Deed from Stephanie Amack, a single woman, dated 07/07/2022 and recorded 07/13/2022, of record in Instrument 20220712-0080259, Register's Office for Davidson County, Tennessee.

Being also known as 826 Ashland Place Drive, Nashville, Tennessee 37218.

Witness my/our hand (s) this the 1st day of Sept., 2022.

SOLE MEMBER OF SPARROW HOMES US LLC:

By: IMAJN Homes Holdings, LLC, its managing member

By: _____
Name: Leslie Hickman
Title: Authorized Person

State of Arizona

County of Maricopa

Personally appeared before me Julie Bednar, a Notary Public, **Leslie Hickman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she is an Authorized Person of **SPARROW HOMES US LLC**, a Delaware limited liability company, and that she is authorized to execute the within instrument on its behalf, and acknowledged that she executed the within instrument, on behalf of SPARROW HOMES US LLC for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2022.

_____
Notary Public

My Commission Expires: 2/22/2026

(SEAL)

JULIE BEDNAR
Notary Public, State of Arizona
Maricopa County
Commission # 625747
My Commission Expires
February 22, 2026

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 1, 2022.

Affiant
Date: September 6, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of September 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY