Name and Address of New Owner:
Landpire, LLC
370 Herron Dr. Unit 2
Nashville 37210
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 942355 DEEDQC
11/17/2022 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221117-0122479

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-16-0J-001-00

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, **Home of Capital LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim any interest they have unto **Landpire, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A of The Plan of 69 Donelson Street, Townhouse Planned Unit Development, a Horizontal Regime with Private Elements, as shown on Exhibit "B" of record as Instrument Number 20211001-0132531, Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to HomeofCapital, LLC, a Tennessee Limited Liability Company by deed dated October 23, 2020 from Joshua Tidwell and Rachel Tidwell, husband and wife recorded December 14, 2020 in Instrument No. 20201214-0146243 in the Register's Office.
>
> Being the same property conveyed to Joshua Tidwell and Rachel Tidwell, husband and wife, by deed from William E. Fruland and Marcia L. Fruland, husband and wife, of record in Instrument No. 20161115-0120379, dated November 10, 2016, Register's office for said County.

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 9th day of November, 2022.

Home of Capital LLC, a Limited Liability Company

By: _____(SEAL)
Akram M. Rozh

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Akram M. Rozh, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of HomeofCapital, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of HomeofCapital, LLC, by himself as Authorized Agent.

WITNESS my hand and official seal this 9th day of November, 2022.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires: _____

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
9th day of November, 2022.

BELLAMY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/3/25

File # 2022-5423-RS

202211170122479

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 11/9/22 (date of document).

Regina Sullo
Affiant Signature

11/17/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of November, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026