Karen Johnson Davidson County
Batch# 948621 DEEDQC
12/06/2022 03:25:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221206-0127318

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Zion Ashton Properties, LLC JM ~~1710 Hayes Street, Suite 208~~ P.O. Box 280942 JM Nashville, TN ~~37203~~ 37228	New Owner	081-15-0-297.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **MATT CAMPAGNI**, a married man ("Grantor"), does hereby quitclaim and convey unto **ZION ASHTON PROPERTIES, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property.

This is unimproved property known as 1619 Underwood Street, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page follows]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the ___ day of December, 2022.

GRANTOR:

Matt Campagni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Matt Campagni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 2nd day of December, 2022.

Notary Public

AMY KEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 6-26-23

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 6th day of December, 2022.

NOTARY PUBLIC

LATOYA C. JACKSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 2, 2026
COUNTY OF DAVIDSON

My Commission Expires: Nov. 02, 2026

EXHIBIT A

Legal Description

Lan situated in the Eighth (8th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 25 in the Underwood Addition to the City of Nashville, a plan which is of record in Book 21, page 110, at the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts forty feet on the southerly side of Underwood Street, and runs back between parallel lines and with the easterly margin of 17th Avenue North, formerly Hawthorne Street, 162 feet to an alley.

Being the same property conveyed to Zion Ashton Properties, LLC, a Tennessee limited liability company and Matt Campagni by deed from Joshua V. Mundy, of record in Instrument No. 20140926-0089024 in the Register's Office for Davidson County, Tennessee.