Karen Johnson Davidson County
Batch# 952739 DEEDQC
12/19/2022 08:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221219-0130576

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: 081-08-0A-002.01-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 Tennessee General Partnership,** "the Grantor," herby bargain, sell, release, remis, quitclaim, and convey unto **Urban Dwell Homes LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest in and to the following described real estate in Davidson County, Tennessee:

> A certain townhome located in Davidson County, Tennessee, being Unit B of The Townhomes at 1913 Delta Avenue, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing The Townhomes at 1913 Delta Avenue of record in Instrument No. 20220926-0106302, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common

elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Karl Kappus, unmarried his heirs and assigns by Cash deed from Shaun Donovan The Secretary of Housing and Urban Development of Washington DC of record in Instrument No. 20140129-0008066 Register's Office for Davidson County, Tennessee, dated January 28, 2014 and recorded on January 29, 2014.

Being a portion of the same property conveyed to Urban Dwell Homes, GP, a Tennessee general partnership by Warranty deed from Karl Kappus, unmarried of record in Instrument No. 20220817-0093343 Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 17, 2022.

For Informational Purposes Only: Also being known as 1913 B Delta Avenue, Nashville, TN 37208; Parcel ID: 081-08-0A-002.01-CO

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 16th day of December, 2022.

Urban Dwell Homes, GP, a Tennessee General Partnership

_____(SEAL)
BY: Brandon McDonald, Partner

_____(SEAL)
BY: Brandon Rumbley, Partner

_____(SEAL)
BY: Jason Dodge, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M. L. Schodrosk of the state and county mentioned, personally appeared Brandon McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner of Urban Dwell Homes, GP, the within named bargainor, a Tennessee General Partnership, and that such Brandon McDonald as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the General Partnership as Partner.

Witness my hand and seal, at office in Nashville, this 16th day of December, 2022.

M. L Schodrosk
Notary Signature

Printed Name: M. L. Schodrosk

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M. L. Schodrosk of the state and county mentioned, personally appeared Brandon Rumbley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner of Urban Dwell Homes, GP, the within named bargainor, a Tennessee General Partnership, and that such Brandon Rumbley as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of General Partnership as Partner.

Witness my hand and seal, at office in Nashville, this 16th day of December, 2022.

M. L Schodrosk
Notary Signature

Printed Name: M. L Schodrosk

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.L Schodrosk of the state and county mentioned, personally appeared Jason Dodge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner of Urban Dwell Homes GP the within named bargainor, a Tennessee General Partnershop, and that such Jason Dodge as such Parnter, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Gernal Partnership as Partner.

Witness my hand and seal, at office in Nashville, this 16th day of December, 2022.

M.L Schodrosk
Notary Signature

Printed Name: M.L Schodrosk

My commission expires: 3/3/2026

M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES MARCH 3, 2026

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

Affiant

CHRISTINA WILBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of December, 2022.

Notary Signature

My commission expires: 1-6-2025

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 12/16/2022 (date of document).

Affiant Signature

12/16/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of December, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL