QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 959966 DEEDQC
01/11/2023 09:37:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230111-0002311

DM-VM-22-1901

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 9th DAY OF Jan., 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristopher Colin Esqueda, unmarried and Nicholas Paul Barkett, married and Julia Jaksic, unmarried	**NEW OWNER**	
(NAME)	(NAME)	**072 14 0 386.00**
562 Neelys Bend Rd,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CACTUS CAPITAL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KRISTOPHER COLIN ESQUEDA, UNMARRIED AND NICHOLAS PAUL BARKETT, MARRIED AND JULIA JAKSIC, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Nineteen-One Scott Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Nineteen-One Scott Avenue, a Horizontal Property Regime, of record in Instrument Number 20221024-0115340, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Cactus Capital Holdings, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Fletcher Gonzalez, Unmarried and Chelsey Gonzalez, Unmarried, of record in Instrument No. 20221024-0115334, in the Register's Office of Davidson County, Tennessee, dated October 19, 2022 and recorded on October 24, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1901 Scott Ave, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 9 day of January, 2023.

Cactus Capital Holdings, LLC

BY: Kristopher Esqueda
ITS: Member

BY: Nicholas Barkett
ITS: Member

BY: Julia Jaksic
ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristopher Esqueda, Nicholas Barkett, and Julia Jaksic to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged himself/herself to be the MEMBERS of Cactus Capital Holdings, LLC, the within named bargainor, a limited liability company, and that they as such MEMEBRS executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of January, 2023.

Notary Public

My Commission Expires:

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212