Karen Johnson Davidson County
Batch# 974015 DEEDQC
02/24/2023 02:26:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230224-0013293

Name and Address of New Owner:
Urban Dwell Homes LLC
203 Point East Drive
Nashville, TN 37216

Send Tax Bills To:
Same as Owner

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 072112W00200CO

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:

Land in Davidson County, Tennessee, being Unit B on the Plan attached to the Declaration Establishing a Horizontal Property Regime for The Townhomes at 2409 Branch Street, of record in Instrument No. 20221103-0118694, 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 Charles E. Washington and Frances Ramey Washington by Warranty deed from John Tucker and wife, Dorothy Gibbs Tucker of record in Book 3431, page 141, Register's Office for Davidson County, Tennessee, dated August 07, 1962 and recorded on August 30, 1962.

Being the same property conveyed to Charles E. Washington and Frances C. Washington by Quitclaim deed from Charles E. Washington and Frances Ramey Washington of record in Book 11475, page 296, Register's Office for Davidson County, Tennessee, dated April 30, 1999 and recorded on May 12, 1999.

Being the same property conveyed to Frances C. Washington, married by Quitclaim deed from Charles E. Washington, married of record in Instrument No. 20010312-0023406 Register's Office for Davidson County, Tennessee, dated March 12, 2001. and recorded on March 12, 2001.

Said Frances C. Washington a/k/a Frances Corrine Washington became deceased on March 10, 2015, her estate being administered through Davidson County Tennessee Probate Court Docket NO. 17P1197.

Affidavit(s) of Heirship regarding Frances C. Washington, recorded in Instrument No 20220829-0097316 and Instrument No 20220829-0097317, said Register's Office, states that Frances C. Washington was survived by three sons, Charles E. W. Washington, III, Tommy Washington and Terry Washington.

Being the same property conveyed to Tommy Washington by Quitclaim deed from Charles E. W. Washington, III and Terry Washington of record in Instrument No. 20190405-0031351 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on April 05, 2019.

Being a portion of the same property conveyed to Urban Dwell Homes, GP by Warranty deed from Tommy Washington of record in Instrument No. 20221102-0118192 Register's Office for Davidson County, Tennessee, dated October 31, 2022 and recorded on November 2, 2022.

For informational purposes only: Also being known as 2409 B Branch Street, Nashville, TN 37216; Parcel #: 072112W00200CO

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 23rd **day of** February, **2023.**

Urban Dwell Homes, GP, a Tennessee General Partnership

_____(SEAL)
BY: Brandon McDonald, Member

_____(SEAL)
BY: Brandon Rumbley, Member

_____(SEAL)
BY: Jason Dodge, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.L Schodroski 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 Member of Urban Dwell Homes LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Brandon McDonald as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 23rd day of February, 2023.

M.L Schodroski
Notary Signature

Printed Name: M.L Schodroski

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 Schodroski 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 Member of Urban Dwell Homes LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Brandon Rumbley as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 23rd day of February, 2023.

M.L Schodroski
Notary Signature

Printed Name: M.L Schodroski

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.R. Schodroski 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 Member of Urban Dwell Homes LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Jason Dodge as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 23rd day of February, 2023

M.R. Schodroski
Notary Signature

Printed Name: M.R. Schodroski

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 day of February, 2023

Notary Signature
My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Elctronic Document

I, Christina Cecilbert, 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 2/23/2023 (date of document).

Affiant Signature

2/24/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of February, 2023.

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