Karen Johnson Davidson County
Batch# 980743 DEEDQC
03/14/2023 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230314-0018558

This Instrument
Prepared By:
Return to:
HHHL, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of creating a separate tax parcel, **URBAN CAPITAL, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **URBAN CAPITAL, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and is further described as:

Land in Davidson County, Tennessee, being Lot No. 3 of Block 28 on the Map of Fisk University Place, as of record in Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 25 feet on the easterly side of 32nd Avenue North, (Formerly India Street), and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to URBAN CAPITAL, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Anthony Eugene Hayes, Married, of record in Instrument No. 20220919-0104049 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set out hands on this 10th day of March, 2023.

URBAN CAPITAL, LLC

Joshua Hunter, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua Hunter, in his capacity as Authorized Agent of URBAN CAPITAL, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument on for the purposes therein contained in said capacity.

Witness my hand and seal this 10th day of March, 2023.

Notary Public

My Commission Expires:

_____

RYAN LLR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Urban Capital, LLC 290 Ed Harris Road Ashland City, TN 37015	New Owner	Davidson County 092-05-0-224.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me on the 10th day of March, 2023.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires:

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 10, 2023**.

Date

D Hardwick

Affiant Signature

March 14, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026