Karen Johnson Davidson County
Batch# 987442 DEEDQC
04/03/2023 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230403-0023706

QUITCLAIM DEED

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

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 30th DAY OF MARCH, 2023.

NOTARY PUBLIC

My commission expires: _____ *SEAL*

THIS INSTRUMENT WAS PREPARED BY:
ORTALE, KELLEY LAW FIRM
(JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Prepared from information provided by the parties.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eastland Ventures, LLC 2925 Berry Hill Drive Nashville, TN 37204	Eastland Ventures, LLC 2925 Berry Hill Drive Nashville, TN 37204	P/O 083-11-0-076.00, P/O 083-11-0-300.00, P/O 083-11-0-209.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **HVH SHELBY GREEN, LLC, a Tennessee limited liability company, ("Grantor")**, by these presents, quitclaim(s), grant(s) and convey(s) unto **EASTLAND VENTURES, a Tennessee limited liability company ("Grantee"),** its successors and/or assigns, all its right, title or interest in and to the following tract of land in Davison County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of Shelby Green, as shown on Exhibit "B" and "C" to the Declaration of Covenants, Conditions and Restrictions of Shelby Green, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220621-0070174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to HVH SHELBY GREEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from EASTLAND VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220627-0073791, dated June 21, 2022 and corrected by Scrivener's Affidavit of record in Instrument No. 20220830-0097921, said Register's Office.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 30th day of March 2023.

HVH SHELBY GREEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
James F. Hosay, Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

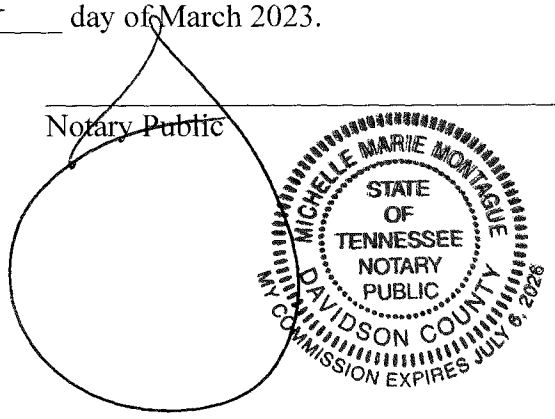
Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared James F. Hosay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of HVH SHELBY GREEN, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Member.

WITNESS my hand and seal this 30th day of March 2023.

My commission expires:

_____

_____
Notary Public



Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, 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 30, 2023. (Date of document)

Affiant Signature

March 31, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2023.

Notary's Signature

My Commission Expires:

(*SEAL*)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026