Karen Johnson Davidson County
Batch# 995350 DEEDQC
04/24/2023 11:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230424-0029923

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

Send Tax Bills To:
Same as New Owner

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

Map & Parcel No. 072102P00100CO

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 **Kleros 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 No. C on the plan of Townhomes at 1313 Litton Aenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 1313 Litton Avenue, a Horizontal Property Regime with Private Elements of recordd in Instrument No. 20191212-0128351, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to Urban Dwell Homes, GP, a Tennessee General Partnership, by deed from Rosemary Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200113-0004174 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 13, 2020.
>
> This conveyance is subject to matters shown on the Plan of record in Plat Book 421, Page 86; Sanitary Sewer Easement of record in Book 4215, Page 58; Declaration of Covenants, Conditions and

Restrictions of Townhomes at 1313 Litton Avenue, a Horizontal Property Regime with Private Regie with Private Elements of record in Instrument No. of record in the Register's Office for Davidson County, Tennessee.

For Informational Purposes Only: Also being known as 1313 C Litton Avenue, Nashville, TN 37216

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 21st day of April, 2023.

Urban Dwell Homes, GP, a Tennessee General Partnership

_____ (SEAL)

BY: Jason Dodge, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christina Wilbert 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 Authorized Signer of Urban Dwell Homes, GP the within named bargainor, a General Partnership, and that such Urban Dwell Homes, GP as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the General Partnership as Authorized Signer.

Witness my hand and seal, at office in Nashville, this 21 day of April, 2023.

Notary Signature

Printed Name: Christina Wilbert

My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 21st day of April, 2023.

M.R. Schodroski

Notary Signature
My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Tennessee Certification of Elctronic Document

I, Christian 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 4/21/2023 (date of document).

Affiant Signature

4/21/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of April, 2023.

M.L Schodeski

Notary's Signature

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

NOTARY'S SEAL

MY COMMISSION EXPIRES: 3/3/2026