Karen Johnson Davidson County
Batch# 997263 DEEDQC
04/28/2023 08 13 40 AM 2 pgs
Fees $12 00 Taxes $0 00
20230428-0031237

Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Capito Holdings LLC
2743 Bobby Ave
Nashville, TN 37216

Send Tax Bills To:
New Owner

Map and Parcel No.
081 04 0E 001 00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Nicholas Capito, III**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Capito Holdings LLC** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows.

A certain townhome located in Davidson County, Tennessee, being Unit No. A of Homes at 1906 3rd Avenue North, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1906 3rd Avenue North, a Horizontal Property Regime of record in Instrument Number 20180110-0003485 and as amended by instrument of record as Instrument No. 20191108-00115617, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to **Nicholas Capito, III**, by Warranty Deed dated September 10, 2020, from **Jacobs Stock and Arlena Stock**, recorded in Instrument No. 20200921-0107580, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1906A 3rd Ave N, Nashville, TN 37208**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 25th day of April 2023.

Nicholas Capito, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Nicholas Capito, III**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April 2023.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 25th day of April 2023.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023