Karen Johnson Davidson County
Batch# 997263 DEEDQC
04/28/2023 08 13 40 AM 2 pgs
Fees $12 00 Taxes $0 00
20230428-0031238

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 15 0H 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, an unmarried man**, ("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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1523 21st Avenue North Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of 1523 21st Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200609-0059131, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 1523 21st Avenue North Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20200609-0059131, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to **Nicholas Capito III, an unmarried man**, by Warranty Deed dated October 21, 2021, from **J2K Builders, LLC**, recorded in Instrument No. 20211026-0143768, Register's Office of Davidson County, Tennessee

This conveyance is subject to all matters of record.

This is improved property known as: **1523 A 21st Avenue North, 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

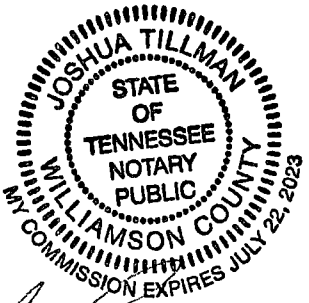
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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



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

