Karen Johnson Davidson County
Batch# 1017851 DEEDQC
06/22/2023 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230622-0047573

This Instrument
Prepared By:
and return to:
HHHL, PLLC
1104 Fatherland St
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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of combining tax parcels 1 - 2 below, **Urban Capital, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Urban Capital, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its successors and assigns. Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: Being the Northerly part of Lot No. 32 on the Plan of Dr. E. T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, Page 69, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning on the Southerly margin of Trinity Lane at the northeast corner of the property conveyed to Mildred Era Hunter by deed from M. H. Webb and wife, of record in Book 3949, page 845, said Register's Office; thence with the Hunter' s Easterly: Line Southerly 187 1/2 feet, more or less, to the Northerly line of the property conveyed to Clifton 0. Dukes and wife, by deed from W. D. Wyatt and wife, of record in Book 3185, page 504, said Register's Office; thence with Duke's Northerly line Easterly 50 feet to the line between lots No. 31 & 32, the Westerly line of the property conveyed to Clarence B. Hall and wife, by deed from C. H. Stitt and wife, of record in Book 2240, page 567, said Register's Office; thence with Hall's Westerly line Northerly 182 feet, more or less, to the Southerly margin of Trinity Lane; thence with said Lane Westerly 50 feet to the beginning.

Being the same property conveyed to Urban Capital LLC, a Tennessee limited liability company by Warranty Deed from Easy Holdings, LLC, a Tennessee limited liability company dated March 21, 2023 and filed for record on March 22, 2023 as Instrument #20230322-0020655, Register of Deeds Office for Davidson County, Tennessee.

Tract 2: Land in Davidson County, Tennessee, being the northerly part of Lot No. 31 on the Map of Dr. E. T. Brown's Subdivision of the J. B. King Lands, of record in Book 332, page 69, Register's Office for Davidson County, Tennessee, as described by a survey of John B. Kohl, III, Surveyor, dated September 21, 1976, as follows:

Beginning at a point in the southerly margin of Trinity Lane, as widened in the deed to Davidson County in Book 1727, page 573, said Register's Office, said point being in the west line of the strip of land 50 feet in width conveyed to Davidson County for roadway purposes of record in Book 1727, page 524, said Register's Office, said point being also in the common line between Lots 30 & 31; thence with the margin of Trinity Lane as widened, westerly 50 feet to the line between Lots 31 & 32; thence with the line between said lots, southerly 295 feet, more or less, to a point in the line of the property conveyed to Davidson County by deed of record in Book 1727, page 574, said Register's Office; thence along the line of said County property North 18 degrees 14 minutes East 82.63 feet, North 24 degrees East 102.62 feet to a point in the line between Lots 30 & 31, and continuing with the line of said County property along the line between Lots 30 & 31, North 6 degrees 34 minutes East 112.45 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is the following described which was conveyed by James E. Craighead and wife, Barbara R. Craighead to Metropolitan Government of Nashville & Davidson County, Tennessee in a deed of record in Book 8353, Page 619 said Register's Office.

Being the same property conveyed to Urban Capital LLC, a Tennessee limited liability company by Warranty Deed from Easy Holdings, LLC, a Tennessee limited liability company dated March 21, 2023 and filed for record on March 22, 2023 as Instrument #20230322-0020655, Register of Deeds Office for Davidson County, Tennessee..

Being also known as 1032 and 1034 East Trinity Lane Nashville, Tennessee 37216.

IN WITNESS WHEREOF, we have hereunto set out hands on this 22nd day of June, 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 L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in his capacity as Authorized Agent for Urban Capital, LLC. for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2023.

D Hardwick
Notary Public

My Commission Expires:

_____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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 119 Cumberland Street Ashland City, TN 37015	**same as property owner**	Davidson County 072-05-0-134.00; 072-05-0-135.00

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 22nd of June, 2023.

D Hardwick
Notary Public

My Commission Expires:

_____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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 **June 22, 2023**.

Date

D Hardwick

Affiant Signature

June 22, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **June**, 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