Karen Johnson Davidson County
Batch# 1022204 DEEDQC
07/03/2023 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230703-0050650

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Paragon Mills Venture LLC 1209 Saxon Drive Nashville, TN 37215	New Owner	133150E00100CO, 133150E00200CO 133150E00300CO, 133150E00400CO 133150E00500CO, 133150E00600CO 133150E00700CO, 133150E00800CO 133150E00900CO, 133150E01000CO 133150E01100CO, 133150E01200CO 133150E01300CO, 133150E01400CO 133150E01500CO, 133150E01600CO 133150E01700CO, 133150E01800CO 133150E01900CO, 133150E02000CO 133150E02100CO, 133150E02200CO 133150E02300CO, 133150E02400CO 133150E02500CO, 133150E02600CO 133150E02700CO, 133150E02800CO 133150E02900CO, 133150E03000CO 133150E03100CO, 133150E03200CO 133150E03300CO, 133150E03400CO 133150E03500CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PARAGON MILLS, LLC, A TENNESSEE LIMITED LIABILITY, COMPANY**, by these presents does hereby quitclaim and convey unto **PARAGON MILLS VENTURE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all their rights, title and interest in and to the following described tract of land:

Townhomes located in Davidson County, Tennessee, being Unit Nos. 1 through 35, inclusive, of Paragon Mills, a Townhouse Planned Unit Development, a Horizontal Property Regime, 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 establishing Paragon Mills, a Townhouse Planned Unit Development, a Horizontal Property Regime of record in Instrument No. 20230620-0046748, 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 buildings thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to SAMIR Investments by Warranty Deed from First Fellowship Mission Baptist Church, a Tennessee Non-Profit Corporation of record in Instrument No. 20170420-0038962, Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 20, 2017.

Being the same property conveyed to Paragon Mills LLC, a Tennessee limited liability company by Special Warranty Deed from Samir Investments, a Tennessee general partnership composed of Soheil K. Mansour and Amir Arab of record in Instrument No. 20220404-0038932, Register's Office for Davidson County, Tennessee, dated March 14, 2022 and recorded on April 04, 2022.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of June 2023.

Paragon Mills, LLC,
a Tennessee limited liability company

By: _____

Name: Tom McClure

It's: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tom McClure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Paragon Mills, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of June 2023.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
29 day of June 2023.

_____
Affiant

My commission expires: (Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 3, 2023 (date of document).

Affiant Signature

July 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023