Karen Johnson Davidson County
Batch# 1031616 DEEDQC
07/27/2023 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230727-0058000

This Instrument
Prepared By:

Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland Street
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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Invent Communities Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto, **Prince & Duke Homeowners Association, a Tennessee Non Profit Corporation,** 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:

Parcel 1

Land situated in the 5th Council District of Davidson County, Tennessee, more particularly described as follows;

Being parcel 900 as shown on the final plat of Duke Street & Prince Avenue, of record in instrument number 20220304-0025218, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN);

Being a portion of the same property conveyed to Invent Communities, Inc., by Warranty Deed, from JH103, LLC, and Khampha Phimmasaeng, and wife, Phat Phimmasaeng, of Record in Instrument Nos. 20170329-0030583, 20170731-0077496, 20170731-0077480, 20170731-0077497, 20170731-0077478, 20170731-0077479, 20170731-0077495, 20170829-0088650, and 20170829-0088650 in the Register's Office for Davidson County, Tennessee.

Parcel 2

Land situated in the 5th Council District of Davidson County, Tennessee, more particularly described as follows;

Being parcel 901 as shown on the final plat of Duke Street & Prince Avenue, of record in instrument number 20220304-0025218, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN);

Being a portion of the same property conveyed to Invent Communities, Inc., by Warranty Deed, from JH103, LLC, and Khampha Phimmasaeng, and wife, Phat Phimmasaeng, of Record in Instrument Nos. 20170329-0030583, 20170731-0077496, 20170731-0077480, 20170731-0077497, 20170731-0077478, 20170731-0077479, 20170731-0077495, 20170829-0088650, and 20170829-0088650 in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set out hands on this 17th day of ~~May,~~ July 2023.

Invent Communities, Inc.

Jamie Pfeffer, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Jamie Pfeffer, in his capacity as President of Invent Communities, Inc., with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument in such authorized capacity.

Witness my hand and seal this 17 day of ~~May,~~ July 2023.

Notary Public

My Commission Expires: November 3, 2025

HANNAH GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Prince & Duke Homeowners Association 921 B Woodland Street Nashville, TN 37206	Same	Davidson County: 071081B90000CO 071081B90100CO

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.

Michael J Stern
Affiant

Sworn to and subscribed before me 17 day of ~~May,~~ July 2023.

Hannah Gibbs
Notary Public

My Commission Expires:
My Commission Expires
November 3, 2025

HANNAH GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **7/17/23**.

Date

Affiant Signature

7/17/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026