Karen Johnson Davidson County
Batch# 1039903 DEEDQC
08/18/2023 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230818-0064538

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:
Peter and Catherine Jones 2315 Vaulx Lane Nashville, TN 37204	New Owner	10513044800

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, **FIVE STAR VENTURE FUNDING, L.P., A TENNESSEE LIMITED PARTNERSHIP**, by these presents does hereby quitclaim and convey unto **PETER JONES AND CATHERINE JONES, HUSBAND AND WIFE**, their heirs and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat Re-Subdivision of Lot #16 on the Map of Joseph Knowles' Subdivision of Block "D" in C.D. Elliott's Plan (the "Final Plat") as of record in Instrument No. 20220802-0087689. Register's Office for Davidson County, Tennessee.

The same property having once been a part of the Homes at 2314 9th Avenue South development established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2314 9th Avenue South (the "Declaration") of record in Instrument No. 20170117-0005023, said Declaration having since been terminated in conjunction with the filing of the Final Plat via a Termination and Release recorded in Instrument No. 20220531-0062613.

Prior to termination of the Declaration and recording of the Final Plat, Unit A, as defined in Exhibit B of the Declaration and including an undivided interest in the common elements, was owned by Peter Jones and Catherine Jones and Unit B was owned by Five Star Venture Funding, L.P..

The purpose of this Quitclaim Deed is to vest ownership interest in the subject property consistent with the Final Plat.

This is improved property being also known as 2315 Vaulx Lane, Nashville, Tennessee 37204.

STATE OF TENNESSEE_____
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 21 day of July 2023.

Affiant

My commission expires: 09-08-2025
(Affix Seal)

Notary Public

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

28th IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this day of July 2023.

Five Star Venture Funding, L.P.
a Tennessee Limited Partnership

By: _____
James M. Sohr – General Partner

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 James M. Sohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Five Star Venture Funding, L.P. and that he, as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July 2023.

_____
Notary Public

My Commission Expires: May 5, 2025

BUNNY NOEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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 August 18, 2023 (date of document).

Affiant Signature

August 18, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of August, 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