Karen Johnson Davidson County
Batch# 1041033 DEEDQC
08/22/2023 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230822-0065355

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:
Five Star Venture Funding, L.P. 2313 Vaulx Lane Nashville, TN 37204	New Owner	10513044600

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, **PETER JONES AND CATHERINE JONES, HUSBAND AND WIFE**, by these presents does hereby quitclaim and convey unto **FIVE STAR VENTURE FUNDING, L.P., A TENNESSEE LIMITED PARTNERSHIP**, their successors 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. 1, 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 2313 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 21st day of August 2023.

Affiant

My commission expires: 09/07/24
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ___ day of August 2023.

Peter Jones

Catherine Jones

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 Peter Jones and Catherine Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of August 2023.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON

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 21, 2023 (date of document).

Affiant Signature

August 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st 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