Karen Johnson Davidson County
Batch# 1053708 DEEDQC
09/25/2023 10 52 17 AM 2 pgs
Fees $12 00 Taxes $0 00

20230925-0075030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 072-14-0
Parcel No 139 00 CO

The actual consideration or value, whichever is greater, for this transfer is **$0.00**

Affiant

Subscribed and sworn to before me this 19 day of September, 2023

Notary Public

My Commission Expires 5/9/2026

TERESA K STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:

PETER WEISS, ATTORNEY AT LAW
Ortale Kelley Law Firm (36286A)
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

R&R to:

ADDRESS NEW OWNER(S) AS FOLLOWS
CB Capital, LLC-Series C
3212 West End Avenue, Suite 403
Nashville, TN 37203

SEND TAX BILLS TO
NEW OWNER

QUITCLAIM D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **CB Capital LLC, a Tennessee limited liability company**, hereinafter the "**Grantor**", quitclaims and conveys to **CB Capital LLC-Series C, a Tennessee limited liability company,** hereinafter the "**Grantee**", its successors and representatives, all of its right title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described according to **Exhibit "A",** attached hereto and made a part hereof

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 19 day of September, 2023

CB CAPITAL, LLC, a Tennessee limited liability company

BY _____
Charles T Stevens, III
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CHARLES T. STEVENS, III.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the **Authorized Agent** of **CB CAPITAL, LLC, a Tennessee limited liability company,** the within named bargainor, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as said Authorized Agent

Witness my hand and official seal at Nashville, Tennessee, this 19 day of September, 2023

Notary Public

My Commission Expires 5/9/2026

TERESA KERSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Units A, B and Common Area on the Plan of The Cottages at 1218 Chester Avenue, a Horizontal Property Regime With Private Elements, of record as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220920-0104435 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to CB Capital, LLC, a Tennessee limited liability company, by Warranty Deed from Woodbine Row, GP, a Tennessee general partnership, of record in Instrument No. 20230413-0027286, Register's Office for Davidson County, Tennessee See also Warranty Deed of record on February 3, 2022 in Instrument No 20220203-0012876, Register's Office for Davidson County, Tennessee