# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1085134 DEEDQC
12/22/2023 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231222-0098881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

**Return to and THIS INSTRUMENT WAS PREPARED BY:**
**Hunter, Hayes, Hinton & Lux, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ashland Rentals, LLC** | **Same** | |
| (NAME) | (NAME) | **071083A00200CO** |
| **119 Cumberland Steet** | AS NEW OWNER | |
| (ADDRESS) | (ADDRESS) | |
| **Asland City, TN 37015** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Urban Capital LLC, a Tennessee limited liability company,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Ashland Rentals, LLC, a Tennessee limited liability company,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 345 Edwin Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220127-0009799, 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 part of the same property conveyed to Urban Capital, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Regal Homes Co., a Tennessee Corporation, of record in Instrument No. 20211006-0134439 Register's Office for Davidson County, Tennessee, dated October 6, 2021 and recorded on October 6, 2021.**

**This is property more commonly known as 345 B Edwin Street, Nashville, Tennessee 37207.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my/our hand this 22 day of December, 2023.

Urban Capital, LLC, a Tennessee Limited Liability Company

By: _____
Joshua L. Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, notary public of the state and county mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of Urban Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 22 day of December, 2023.

_____
Notary Signature

My commission expires:_____



Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 22, 2023**.

Date

D Hardwick

Affiant Signature

**December 22, 2023**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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