Name and Address of New Owner:
Schree Hill
1109 Dickerson Pike
Nashville TN 37207
Send Tax Bills To:
Schree Hill
Same

Karen Johnson Davidson County
Batch# 1109597 DEEDQC
03/11/2024 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240311-0016741

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-03-0-006-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Urban Gate Properties, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim any interest they have unto **Schree Hill,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the west 133 feet of Lot No. 11 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, described as follows: Said part of said lot front 50 feet on the east side of North First Street and runs back between parallel lines, 133 feet to a dead line.
>
> Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee limited liability company by Warranty Deed from David DiMuzio, Trustee of the 1109 Dickerson Pike Trust of record as Instrument No. 20190829-0087495 in the Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on August 29, 2019.
>
> For Information Only: Being Parcel 082-03-0-006-00
> Being also known as 1109 Dickerson Pike, Nashville, TN 37207

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the ~~29th~~ day of March, 2024.

_____(SEAL)
Urban Gate Properties, LL~~C~~, a Limited Liability Company

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Urban Gate Properties, LLC**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ~~29th~~ day of March, 2024.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this ~~29th~~ day of March, 2024.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/3/25

File # 2024-6719-DL

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/11/24 (date of document)

Regina Sullo

Affiant Signature

March 11, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 11th day of March, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

