Karen Johnson Davidson County
Batch# 1117195 DEEDQC
04/02/2024 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240402-0022733

# QUITCLAIM DEED

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF APRIL 2024.

Notary Public

MY COMMISSION EXPIRES: 5/3/2027

(AFFIX SEAL)

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **1124 Argyle Ave LLC** | **1124 Argyle Ave LLC** | **105050Z00900CO** |
| **2303 Springdale Drive**<br>**Nashville, Tennessee 37215** | **26681 La Sierra Drive**<br>**Mission Viejo, California 92691** | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of April, 2024, the undersigned, **FOX DEN CAPITAL PARNERS,** a Tennessee General Partnership, by and through its' Power of Attorney, Seth N. Cline (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **1124 ARGYLE AVE LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "Grantee"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1124 ARGYLE AVENUE, NASHVILLE, TENNESSEE 37203**, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 1124, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Fox Den Capital Partners, a Tennessee general partnership, by Warranty Deed dated January 7, 2020, from Cumberland Holdings, LLC, a Tennessee limited liability company, and recorded on January 9, 2020, as Instrument No. 20200109-0003144, in said Register's Office.


© 2024. Collins Legal, PLC. All Rights Reserved.

This improved property more commonly known as 1124 Argyle Avenue, Nashville, Tennessee 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, this instrument has been executed this 1st day of April, 2024.

**GRANTOR: FOX DEN CAPITAL PARTNERS**

BY: Fox Den Capital Partners
SIGNER: Seth N. Cline
TITLE: Power of Attorney for Fox Den Capital Partners

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally, appeared before me, a Notary Public of the aforesaid authority, **Fox Den Captial Partners, by and through its Power of Attorney, Seth N. Cline**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 1st day of April, 2024.

Notary Public

5/3/2027
My Commission Expires

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON


© 2024. Collins Legal, PLC. All Rights Reserved.

## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **April 1, 2024**.

Affiant Signature

**4/01/2024**

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **1st** day of **April**, 20**24**.

Notary Public

Notary's Seal:




☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).