Karen Johnson Davidson County
Batch# 1124277 DEEDQC
04/18/2024 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027602

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Urban Estate LLC 876 Fonnic Drive Nashville, TN 37207	New Owner	044-15-0-249.00

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, **Dontae Bell, unmarried, and Keith Watkins, a married man***, do hereby quitclaim and convey unto **Urban Estate LLC, a Tennessee limited liability company**, their successors, representatives, and/or assigns, their rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

See Exhibit A

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 12 day of April. 2024

Sarah Haylewood
Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12 day of August 2024.

Dontae Bell

Keith Watkins

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 **Dontae Bell and Keith Watkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of April 2024.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section C, Village of Old Hickory of record in Plat Book 1424, Page 66, 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 James A. Tidwell and wife, Marcia A. Tidwell (a 50% undivided interest) and Michael B. Andrews (a 50% undivided Interest), as tenants in common, by Quitclaim deed from James A. Tidwell, married, of record in Instrument No. 20180618-0058189, Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 18, 2018.

Being the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company by Warranty Deed from James A. Tidwell and wife, Marcia A. Tidwell (A 50% undivided interest) and Michael B. Andrews (A 50% undivided interest), as tenants in common of record in Instrument No. 20230203-0008149 Register's Office for Davidson County, Tennessee, dated January 30, 2023 and recorded on February 03, 2023.

Being the same property conveyed to Dontae Bell and Keith Watkins by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20230206-0008454 Register's Office for Davidson County, Tennessee, dated January 30, 2023 and recorded on February 06, 2023.

Property is also known as 1109 Berry Street, Old Hickory, TN 37138

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 12, 2024** (date of document).

Affiant Signature

April 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25