QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1135652 DEEDQC
05/16/2024 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240516-0036311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

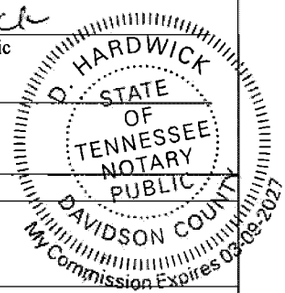
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Ashland Rentals, LLC	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER (S) 092093U00100CO
(NAME) **119 Cumberland Street**	(NAME)	
(ADDRESS) **Ashland City, TN 37015**	(ADDRESS)	
(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

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

ASHLAND RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO 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:

> Situated in Davidson County, Tennessee, being Unit No. A, on the plan of Homes at 3323 Felicia Street, a Horizontal Property Regime, filed as Exhibit to and established by Master Deed of record in Instrument No. 20220224-0021025, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
>
> Being a portion of the same property conveyed Urban Capital, LLC, by Warranty Deed from Lanthia F. Simmons, Janie Ferguson, Felicia Ferguson, and Janice Ferguson, unmarried, of record in Instrument No. 20211223-0169717 in the Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

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.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 3323 A Felicia Street Nashville, TN 37209.

Witness our hands this the 15th day of May, 2024.

Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua L. Hunter**, in his capacity as Authorized Agent for Urban Capital, 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 he executed the within instrument for the purposes therein contained in said capacity.

Witness my hand and official seal, this the 15 day of May, 2024.

Notary Public
My Commission Expires:

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

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 **May 15, 2024**.

Date

D Hardwick

Affiant Signature

May 16, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **May**, 20**24**.

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