Karen Johnson Davidson County
Batch# 1182465 DEEDQC
09/17/2024 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071940

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value,

whichever is greater, for this transfer is $0.00.

AFFIANT

ADDRESS OF NEW OWNER:

Urban Dwell Homes, LLC

203 Point Eat Drive

Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

Subscribed and sworn to before me
this 11th day of September 2024.

NOTARY PUBLIC
My Commission Expires: 7-6-26

DAVID B. FERGUSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Map & Parcel:

072-11-1G-001.00-CO

QUITCLAIM DEED

For and in consideration of $10.00, and other good and valuable consideration, **Urban Dwell Homes, GP, a Tennessee General Partnership,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Urban Dwell Homes, LLC, a Tennessee Limited Liability Company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of 1419 Litton Avenue Townhomes as shown on Declaration Establishing a Horizontal Property Regime for 1419 Litton Avenue Townhomes, of record in Instrument Number 20171206-0124466, 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 a portion of the same property conveyed to Urban Dwell Homes LP, a Tennessee Limited Partnership by Warranty Deed from Luana Offutt, a/k/a Luwana Offutt, unmarried of record in Instrument No. 20171006-0103034 Register's Office for Davidson County, Tennessee, dated October 6, 2017 and recorded on October 6, 2017. Urban Dwell Homes, LP, a Tennessee Limited Partnership having subsequently converted to Urban Dwell Homes, GP, a Tennessee General Partnership.

This is real property commonly known as 1419A Litton Ave., Nashville, TN 37216

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 11th day of September 2024.

Urban Dwell Homes, GP, a Tennessee General Partnership

Brandon Rumbley, Partner

Jason Dodge, Partner

Brandon McDonald, Partner

STATE OF TENNESSEE

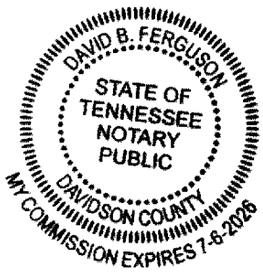
COUNTY OF Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, Brandon Rumbley, Jason Dodge and Brandon McDonald, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the partners of Urban Dwell Homes, GP, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and seal, at office, this 11th day of September 2024

Notary Public

My Commission Expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 11, 2024.

J. Carlton Drumwright

September 11, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 11, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY