QUITCLAIM DEED

Karen Johnson
Batch # 1222896
01/02/2025 03 22 29 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250102-0000396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF December 2024

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Shooting Star Capital, LLC., a Tennessee limited liability Company	SAME AS NEW OWNER	
(NAME)	(NAME)	
3777 Peachtree Rd. NE, Apt. 1731,		**10408038200** **104120E00700** **10415038900** **104-06-0N-505 00** **104-11-0M-004 00**
(ADDRESS)	(ADDRESS)	
Brookhaven, GA 30319		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MITCHELL S. GREENBERG, UNMARRIED (AS TO PROPERTY 1,4 & 5), IBG CAPITAL PARTNERS, INC. (AS TO PROPERTY 2) & G3 CAPITAL PARTNERS, LLC (AS TO PROPERTY 3),** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SHOOTING STAR CAPITAL, LLC., A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Property 1 1407 Villa Place 10408038200

Land in Davidson County, Tennessee, being part of Lot No 41 on the plan of O B Hayes Plan, called 'Rokeby" as shown on plat of record in Plan Book 21, Page 87, Register's Office for Davidson County, said part of Lot No 41 being more particularly described as follows

Beginning on the westerly margin of Villa Place, 160 feet south of he southerly margin of Horton, formerly Weston, Avenue, being C E Tomlin wife's southeast corner, thence westwardly, with the southerly line of the Tomlin lot and parallel with said Horton Avenue, 144 feet, or less, to tie easterly margin of an alley, thence with said alley, southwardly 60 feet, thence westwardly and parallel with Tomlin's southerly line 144 feet, more or less, the westerly margin of Villa Place, thence northwardly, with the westerly margin of Villa Place, 60 feet to the beginning

Being the same property conveyed to Mitchell Greenberg, unmarried by Warranty deed from Eugene S Smith, a life estate and Scott A Smith, a remainder interest of record in Instrument No 20140331-0026469 Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on March 31, 2014
**Mitchell Greenberg is aka Mitchell S Greenberg

Property 2 2113 Acklen Ave. #7 104120E00700

Land in Davidson County, Tennessee, being Unit No 7, as shown on the plan of Parker House Condominium, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument 20061211-0152323, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners

Being the same property conveyed to IBG Capital Partners, Inc by Warranty deed from Dale R Liszka and Kelli Liszka, a married couple of record in Instrument No 20170324-0028997 Register's Office for Davidson County, Tennessee, dated March 21, 2017 and recorded on March 24, 2017

Property 3 2501 Westwood Ave 10415038900

Land in Davidson County, Tennessee, being East 57 00 feet of Lot No 58 on the Plan of Belair of record in Plat

Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said part of Lot No 58 fronts 57 0 feet on the South side of Westwood Avenue and runs back between parallel lines, along the West margin of 35th Avenue South, 192 0 feet to a dead line

Being the same property conveyed to G3 Capital Partners, LLC by Warranty deed from Matthew T Woods and wife, Amanda Joy Woods of record in Instrument No 20140320-0023177 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 20, 2014

Property 4 505 Rose Hall Road 104060N50500

Land in Davidson County, Tennessee, being Unit No 505, on the plan of Rose Hall, according to the Master Deed of record in Book 7307, page 760, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 379, which amends Lots No 37, 38, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Plat Book 332, Page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to Mitchell S Greenberg, unmarried by Deed from William W Covington, Jr , married of record at Instrument No 20121009-0092331, Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 9, 2012

Property 5 2115 Acklen Ave. Unit 4 104110M004.00

Land in Davidson County, Tennessee, being Unit No 4, as shown on the plan of Chardonnay Condominium, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners

Being the same property conveyed to Mitchell S Greenberg, unmarried by Warranty deed from Jennifer A Domm, a 1/2 undivided interest and Carl H Domm and Spouse Rita K Domm, a 1/2 undivided interest of record in Instrument No 20090814-0076681 Register's Office for Davidson County, Tennessee, dated August 7, 2009 and recorded on August 14, 2009

Witness my/our hand(s) this the 30th day of December, 2024

Mitchell S. Greenberg

IBG Capital Partners, Inc.

By Mitchell S. Greenberg, President

G3 Capital Partners, LLC

By Mitchell S. Greenberg, Member

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell S Greenberg, 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/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

HUTCH HENDERSON NOTARY PUBLIC My Commission Expires 04-18-2026 FULTON COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell S Greenberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Shooting Star Capital, LLC , the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 30th day of December, 2024

Notary Public

My Commission Expires

HUTCH HENDERSON NOTARY PUBLIC My Commission Expires 04-18-2026 FULTON COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF Fulton

Before me, the undersigned Notary Public, personally appeared Mitchell S. Greenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Shooting Star Capital, LLC , the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President

Witness my hand and official seal, at office, this 30th day of December, 2024

Notary Public

My Commission Expires _____

HUTCH HENDERSON NOTARY PUBLIC My Commission Expires 04-18-2026 FULTON COUNTY, GEORGIA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212