Name and Address of New Owner:
2000 SHR Unit 17 LLC
3102 West End Ave., Ste. 1150
Nashville, TN 37203

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1236407 DEEDQC
02/11/2025 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250211-0010520

This Instrument Prepared By,
And after recording, return to:
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 070130K01700CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Hamilton, GP, a Tennessee Partnership,** "the Grantor," convey and quitclaim unto **2000 SHR Unit 17 LLC, a Tennessee limited liability company,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 17 as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Harmony Heights, a Horizontal Property Regime with Private Elements of record in Instrument No. 20221024-0115438, amended in Instrument No. 20230901-0068819 and Instrument No. 20230912-0071524 and Instrument No. 20250117-0003955, 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 The Hamilton, GP, a registered Tennessee general partnership by Quitclaim Deed from John Doulis and Micheline Doulis, husband and wife of record in Instrument No. 20220224-0021297, Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on February 24, 2022, by Quitclaim Deed from Bella Cyrus Development, LLC, a Tennessee limited liability Company a/k/a Bella Cyrus Developments, LLC, a Tennessee limited liability company, of record in Instrument No. 20220222-0019639, Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 22, 2022 by Warranty Deed from Don Hardin Group, LLC, a Tennessee limited liability company of record in Instrument No. 20220222-0019671, Register's Office for Davidson County, Tennessee, dated February 08, 2022 and recorded on February 22, 2022.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6 day of February, 2025.

The Hamilton, GP, a Tennessee Partnership

By: _____
Andrew Jacobson, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Anderew Jacobson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Authorized Signor of The Hamilton, GP, the within named bargainor, a Tennessee general partnership, and that he/she as such Authorized Signor executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as Authorized Signor.

Witness my hand this 6 day of February, 2025.

_____
NOTARY PUBLIC

My commission expires: 10/10/26

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of February, 2025.

_____
Notary Signature
My commission expires:

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Certificate of Authenticity

I, Leslie Hayes, 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 2/6/2025.

Date

Affiant Signature

2/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of February, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)