Box 10-B

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF **MARCH, 2025.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COMMUNITY CAPITAL MANAGEMENT, LLC	**SAME**	**103-03-0-239.00**
(NAME)	(NAME)	
4708 NEBRASKA AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1254887 DEEDQC
04/01/2025 02:42:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250401-0024753

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. **COLLECTIVE CAPITAL PARTNERS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DOES REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF ITS RIGHT, TITLE AND INTEREST, UNTO **COMMUNITY CAPITAL MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 55 feet of Lot No. 12 of Block 10, as shown on the map entitled the Plan of the Sylvan Park Land Company's Subdivision, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 12 fronts 55 feet on the northerly side of Nebraska Avenue and runs back between parallel lines with the easterly margin of 48th Avenue North, 160 feet to an alley.

Being the same property conveyed to COLLECTIVE CAPITAL PARTNERS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, by deed from BRENDA GRIGGS, EXECUTRIX OF THE ESTATE OF RUTH EVELYN HICKMAN, of record in Instrument No. 20190305-0019999, dated February 28, 2019, said Register's Office.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **4710 NEBRASKA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of March, 2025.

COLLECTIVE CAPITAL PARTNERS, LLC
An Arkansas Limited Liability Company

By: Benjamin Harrison Shipley, IV, Member

By: Aaron Dorn Dale, Manager/ Member

STATE OF TEXAS
COUNTY OF Dallas

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared **BENJAMIN HARRISON SHIPLEY, IV,** to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be a Member of **COLLECTIVE CAPITAL PARTNERS, LLC**, the within named bargainor, an Arkansas Limited Liability Company, and he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COLLECTIVE CAPITAL PARTNERS, LLC**, by himself as such Member.

Witness my hand and official seal at office this 27th day of March, 2025.

Notary Public

My Commission Expires: October 14, 2028

DAISY RODRIGUEZ
Notary ID #130863047
My Commission Expires
October 14, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared **AARON DORN DALE,** to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Manager/Member of **COLLECTIVE CAPITAL PARTNERS, LLC**, the within named bargainor, an Arkansas Limited Liability Company, and he as such Manager/Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COLLECTIVE CAPITAL PARTNERS, LLC**, by himself as such Manager/Member.

Witness my hand and official seal at office this 31st day of March, 2025.

Notary Public

My Commission Expires: **March 3, 2026**

DEBORAH J. COHEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON