QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1258247 DEEDQC
04/14/2025 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0027643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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) 103024F00100CO 103024F00200CO 103024F00300CO 103024F00400CO
(NAME) **119 Cumberland St**	(NAME) Property	
(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 CAPTIAL, 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:

Land in Davidson County, Tennessee being Unit Nos. 1, 2, 3 and 4 on the Horizontal Property Regime For Homes at 268 White Bridge Pike, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20210903-0119017, Registers Office for Davidson County Tennessee.

Being the same property conveyed to Regal Homes, Inc. by Warranty Deed from The Estate of Sylvia Rose Barish of record in Instrument 20201117-0135542, Register of Deeds 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: 268 White Bridge Road Units 1, 2, 3 and 4 Nashville, TN 37209.

Witness our hands this the 10th day of April, 2025.

URBAN CAPITAL, LLC

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, the within named bargainor, in his capacity as Authorized Agent of Urban Capital, LLC, 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 10th day of April, 2025.

Notary Public
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 **4/10/25**.

Date

Affiant Signature

4/10/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026