Karen Johnson Davidson County
Batch# 1260826 DEEDQC
04/17/2025 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250417-0029463

This Instrument
Prepared By:

Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Urban Capital, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and convey unto **Ashland Rentals, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Stateside Park, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210429-0057071, and being shown on Plat attached thereto as Exhibit "B", 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 Regal Homes Co., by Quit Claim Deed from Regal Homes, Co. of record in Instrument No. 20201209-0143645 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed Urban Capital, LLC, by Quit Claim Deed from Regal Homes, Co. of record in Instrument No. 20211006-0134432 in the Register's Office for Davidson County, Tennessee.

Being also known as 5321 California Ave (Unit 1), 5319 California Ave (Unit 2), 5317 California Ave (Unit 3), 5315 California Ave (Unit 4), 5313 California Ave (Unit 5), 5311 California Ave (Unit 6), 5309 California Ave (Unit 7), 5307 California Ave (Unit 8), 5305 California Ave (Unit 9), 5303 California Ave (Unit 10), 5301 California Ave (Unit 11), 5301 E Centennial Blvd (Unit 12), 5301 D Centennial Blvd (Unit 13), 5301 C Centennial Blvd (Unit 14), 5301 B Centennial Blvd (Unit 15), 5301 A Centennial Blvd (Unit 16), 1424 54th Ave N #4 (Unit 19), 1424 54th Ave N #3 (Unit 20), 1424 54th Ave N #2 (Unit 21), 1424 54th Ave N #1 (Unit 22), 1420 54th Ave N (Unit 23), and 1422 54th Ave N (Unit 24), Nashville, TN 37209.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 16 day of April, 2025.

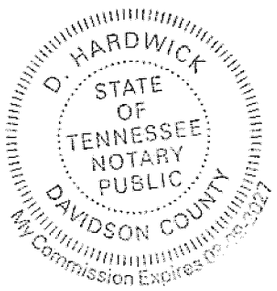
Urban Capital, LLC

By: Joshua Hunter, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument in his capacity as authorized agent of Urban Capital, LLC, a Tennessee Limited Liability Company.

Witness my hand and seal this 16 day of April, 2025.



Notary Public
My commission expires: 03/09/2027

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Ashland Rentals, LLC. 119 Cumberland Street Ashland City, TN 37015	New Owner	Davidson County: 091-03-0D-001.00-CO 091-03-0D-002.00-CO 091-03-0D-003.00-CO 091-03-0D-004.00-CO 091-03-0D-005.00-CO 091-03-0D-006.00-CO 091-03-0D-007.00-CO 091-03-0D-008.00-CO 091-03-0D-009.00-CO 091-03-0D-010.00-CO 091-03-0D-011.00-CO 091-03-0D-012.00-CO 091-03-0D-013.00-CO 091-03-0D-014.00-CO 091-03-0D-015.00-CO 091-03-0D-016.00-CO 091-03-0D-019.00-CO 091-03-0D-020.00-CO 091-03-0D-021.00-CO 091-03-0D-022.00-CO 091-03-0D-023.00-CO 091-03-0D-024.00-CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 16 day of April, 2025.

Notary Public

My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, D. Hardwick, 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 **April 16, 2025**.

Date

D. Hardwick

Affiant Signature

April 17, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County