QUITCLAIM DEED

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 18 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

W-BR-25-1302

Karen Johnson
Batch # 1262785
04/21/2025 02 45 44 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250421-0030326

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	
1302 Hamilton Avenue LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME) **1222 MINTER PLACE,**	(NAME)	**105072W00100CO AND 105072W00200CO AND 105072W00300CO AND 105072W00400CO**
(ADDRESS) **Charlotte, NC 28203**	(ADDRESS)	
(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, **DO BETTER DEVELOPMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **1302 HAMILTON AVENUE 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

Land in Davidson County, Tennessee, being Unit Nos 1 thru 4 inclusive on the Plan of 1302 Little Hamilton Association, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20240411-0025698, 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 the same property conveyed to Oak Pool II, LLC, a Florida limited liability company by Warranty Deed from Entrust Investments, LLC, a Tennessee Limited Liability Company, dated November 30, 2023 and recorded December 4, 2023 in Instrument No 20231204-0093222, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Oak Pool II, LLC, a Florida limited liability company by Warranty Deed from Oak Pool II, LLC, a Florida limited liability company, dated January 27, 2025 and recorded January 28, 2025 in Instrument No. 20250128-0006383, Register's Office of Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1302 A, 1302 B, 1302 C and 1302 D Little Hamilton Avenue, Nashville, Tennessee 37203**

Witness my/our hand(s) this the 18 day of April, 2025

Do Better Development, LLC

BY _____
Freddy Rowe
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDDY ROWE, 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 AUTHORIZED AGENT of DO BETTER DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 18 of April, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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