THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1262968 DEEDQC
04/22/2025 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250422-0030547

PREPARER'S DISCLAIMER: This document is prepared based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, no tax or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
SG Home Builders, LLC 2115 Scott Avenue Nashville, TN 37216	Owner 259 Keswick Grove Ln Franklin TN, 37067	072-11-4P-002.00-CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **SG Construction, a Tennessee General Partnership**, hereinafter called the Grantor, does hereby Quitclaim unto **SG Home Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit B, The Townhomes at 2117 Scott Avenue**, a Horizontal Property Regime in Nashville, Davidson County, Tennessee and described in a Declaration Establishing a Horizontal Property Regime for The Townhomes at 2117 Scott Avenue, of record as Instrument No. 20220303-0024644, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Townhomes at 2117 Scott Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20220303-0024644, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the property conveyed to Urban Dwell Homes, GP by deed from Keith Matthews, dated January 31, 2022, of record in Instrument No. 20220208-0014531, and the same being further conveyed to **SG Construction, a Tennessee General Partnership,** by deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20220518-0057234, filed on 05-18-2022, Register's Office for Davidson County, Tennessee.

This is property commonly known as 2115 Scott Avenue, Nashville, TN 37216.

Witness the hand of the Grantor's authorized representative, this 17 **day of** April **, 2025:**

SG Construction, a Tennessee General Partnership

By: x _____ **By:** x _____

Name: Ernest A. Luecke **Name:** James Adam Shelley

Title: General Partner **Title:** General Partner

STATE OF Tennessee)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Ernest A. Leucke**, 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 **General Partner** of **SG Construction, a Tennessee General Partnership** , the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **SG Construction, a Tennessee General Partnership** for the purposes therein contained.

Witness my hand and official seal on this the 17 day of April, **2025**:

NOTARY PUBLIC

My Commission Expires:_____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF Tennessee)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **James Adam Shelley**, 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 **General Partner** of **SG Construction, a Tennessee General Partnership** , the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **SG Construction, a Tennessee General Partnership** for the purposes therein contained.

Witness my hand and official seal on this the 17 day of April, **2025**:

NOTARY PUBLIC

My Commission Expires:_____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 DAY OF April, 20 25:

Notary Public

My Commission Expires:_____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 4-17-25 (date of document).

Date: 4-21-25

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21st day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026