Karen Johnson Davidson County
Batch# 1274530 DEEDWARR
05/19/2025 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20250519-0039259

WARRANTY DEED

GERALD FISCHER NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 3-18-2028 RUTHERFORD COUNTY

File No. DH-25-9821

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Burr McCall, II	Albert Burr McCall, II	
(NAME)	(NAME)	
5110 Kentucky Avenue, Unit A and Unit B	3773 Big Springs Rd.	091-07-3J-001.00-CO:
	Lebanon, TN 37090	091-07-3J-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Urban Capital LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Burr McCall, II, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Unit No. A and B on the Plan of Home at 5110 Kentucky Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "Homes at 5110 Kentucky Avenue" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250307-0017335, 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 Urban Capital LLC, a Tennessee Limited Liability Company, by Warranty Deed from Estate Of Kimberly Brasfield of record in Instrument No. 20250117-0004092 Register's Office for Davidson County, Tennessee, dated January 16, 2025 and recorded on January 17, 2025.

This is property more commonly known as 5110 Kentucky Avenue, Unit A and Unit B, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand this 16 day of May, 2025.

Urban Capital LLC, a Tennessee Limited Liability Company

By:_____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, 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, acknowledged such person to be authorized agent of Urban Capital, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Joshua Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 16 day of May, 2025.

D Hardwick
Notary Signature

My commission expires:_____

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

After recording return to: Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

Certificate of Authenticity

I, Aimee Cain, 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 May 16, 2025.

Date

Aimee Cain

Affiant Signature

May 19, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19 day of May, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY