Karen Johnson Davidson County
Batch# 1297573 DEEDQC
07/14/2025 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250714-0055368

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1021 11th Ave S LLC	**NEW OWNER**	**105014A02600CO**
2303 Springdale Drive Nashville, Tennessee 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14TH day of July, 2025, the undersigned, **FOX DEN CAPITAL PARTNERS,** a General Partnership duly organized and existing pursuant to the laws of the state of Tennessee, by and through its' Power of Attorney, Seth N. Cline (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **1021 11TH AVE S LLC,** a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1021 11TH AVENUE SOUTH, NASHVILLE, TENNESSEE 37203**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 26 of Archer at 12th Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, amended in Instrument No. 20161102-0115692 and

Instrument No. 20161123-0123554, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D", to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Fox Den Capital Partners, a Tennessee General Partnership, from Mitul K. Patel, a married man whose spouse has no statutory and/or common law interest, by Warranty Deed dated August 28, 2018, and recorded on August 30, 2018, and of record as Instrument No. 20180830-0086095, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 1021 11th Avenue South, Nashville, Tennessee 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of July, 2025.

GRANTOR: FOX DEN CAPITAL PARTNERS



BY: Fox Den Capital Partners
SIGNER: Seth N. Cline
TITLE: Power of Attorney for
Fox Den Capital Partners

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Seth N. Cline** with who I am personally acquainted, and who upon oath acknowledged himself to be the **Power of Attorney** for **Fox Den Capital Partners**, and as such, acknowledged that he is authorized to execute the foregoing instrument on behalf of Fox Den Capital Partners, a general partnership duly existing and operating under the laws of the State of Tennessee, and that he in such capacity as Power of Attorney, executed the foregoing instrument for the purposes contained herein, by signing his name hereto.

WITNESS my hand, at office, on this 14th day of July, 2025.

Notary Public

My Commission Expires

HALEY MILLER
NOTARY PUBLIC
TENNESSEE
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 **July 11, 2025**.

Affiant Signature

7/14/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **July**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

