Return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1360243 DEEDQC
12/19/2025 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251219-0101046

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
URBAN CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY	**SAME**	
(NAME) **3013 Batavia Street**	(NAME)	**092 06 0V 003.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ASHLAND RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **URBAN CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3013 ON THE PLAN OF HOMES AT 3013 BATAVIA STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AT INSTRUMENT NO. 20240208-0008951, 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 PART OF THE SAME PROPERTY CONVEYED TO REGAL HOMES CO., A TENNESSEE CORPORATION BY WARRANTY DEED FROM BONNIE SMALL, ADMINISTRATOR OF THE ESTATE OF SYLIVA ROSE BARISH, INDIVIDUALLY AND AS FIDUCIARY FOR THE HEIRS AT LAW OF SYLIVA ROSE BARISH, ETAL., DATED APRIL 29, 2019 AND RECORDED APRIL 30, 2019 IN INSTRUMENT NO. 20190430-0039953, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND PART OF QUITCLAIM DEED FROM REGAL HOMES CO., A TENNESSEE CORPORATION TO REGAL HOMES CO., A TENNESSEE CORPORATION IN INSTRUMENT NO. 20190610-0055469, SAID REGISTER'S OFFICE.

BEING A PART OF THE SAME PROPERTY CONVEYED TO REGAL DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM REGAL HOMES CO., A TENNESSEE CORPORATION DATED JULY 30, 2019 AND RECORDED JULY 30, 2019 IN INSTRUMENT NO. 20190730-0074909, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***REGAL DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY HAVING SINCE CHANGED ITS NAME WITH THE TENNESSEE SECRETARY OF STATE UNDER TRACKING NUMBER B0725-6907 AND IS NOW KNOW AS ASHLAND RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY.**

This is Improved Property commonly known as: 3013 Batavia Street, Nashville, Tennessee 37209.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 17th day of December, 2025.

ASHLAND RENTALS, 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 Ashland Rentals 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 17th day of December 2025.

_____
Notary Signature

My commission expires:_____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Certificate of Authenticity

I, Pam Autry, 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 **December 17, 2025**.

Date

Affiant Signature

December 17, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)