Karen Johnson Davidson County
Batch# 1363137 DEEDWARR
12/30/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.13
20251230-0103891

WARRANTY DEED *Please Return to:*

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. PA-25-11921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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 NUMBER
Matthew K. Oglesby and Carolina Edith Ayala	USAA	
(NAME)	(NAME)	
3013 Batavia Street	10750 McDermott Freeway	092 06 0V 003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78288	
(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 **Matthew K. Oglesby and Carolina Edith Ayala, husband and wife**, 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. 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.

Further being the same property conveyed to Urban Capital, LLC, a Tennessee limited liability company by Quitclaim Deed from Ashland Rentals, LLC, a Tennessee Limited Liability Company, dated December 17, 2025 and recorded December 19, 2025 in Instrument No. 20251219-0101046, 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 known as Ashland Rentals, LLC, A Tennessee Limited Liability Company.

This is property more commonly known as 3013 Batavia Street, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 29th day of December, 2025.

Urban Capital LLC, a Tennessee Limited Liability Company

By:_____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Joshua Hunter, Authorized Agent of Urban Capital LLC, 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 Limited Liability Company, and that such Joshua Hunter, Authorized Agent of Urban Capital LLC 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 Davidson County, Tennessee, this 29th day of December, 2025.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028



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 **12/29/2025**.

Date

Affiant Signature

12/29/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29TH** 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)