Karen Johnson Davidson County
Batch# 1363980 DEEDQC
12/31/2025 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104259

Return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37204

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2025. Notary Public MY COMMISSION EXPIRES: 12-27-27 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY (and return to):		
Venture Law, PLLC **1104 Fatherland St.** **Nashville, TN 37206**		
Urban Capital, LLC	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER(S) 092-06-0V-001.00-CO 092-06-0V-002.00-CO
(NAME) **119 Cumberland Street**	(NAME)	
(ADDRESS) **Ashland City, TN 37015**	(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

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

URBAN CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO 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 NOS. 3009 AND 3011 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 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.**

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

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.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is improved property known as: 3009 and 3011 Batavia Street Nashville, TN 37209.

Witness our hands this the 29 day of December, 2025.

Ashland Rentals, LLC, a Tennessee Limited Liability Company

Joshua Hunter, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Hunter, in his capacity as Authorized Agent of Ashland Rentals, LLC the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained in said capacity.

Witness my hand and official seal, this the 29th day of December, 2025.

Notary Public
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 29, 2025**.

Date

Affiant Signature

December 29, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **December**, 20**26**.

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)