STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 19th day of December 2023.

Jenna R. Peden
Affiant

My commission expires: 7-7-25

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Prepared By

Name: XE Development Company, LLC
Address: 2245 Rosa L Parks Blvd. Unit 282324
City: Nashville
State: Tennessee Zip Code: 37228

After Recording Return To

Name: XE Development Company, LLC
Address: 2245 Rosa L Parks Blvd. Unit 282324
City: Nashville
State: Tennessee Zip Code: 37228

Karen Johnson Davidson County
Batch# 1083993 DEEDQC
12/20/2023 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231220-0097993

Space Above This Line for Recorder's Use

Mail Taxes to:
3101 DOAK AVE, LLC
3276 Hinkle Drive
Nashville, TN 37218

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar ($1.00) in hand paid to **THE JOSEPHINE TENNESSEE INVESTMENT SERVICES TRUST**, with principal office at 2720 Hydes Ferry Rd. Nashville, TN 37218, County of Davidson, City of Nashville, State of Tennessee, (hereinafter known as the "Grantor") hereby transfer, remise, release and forever quitclaim to **3101 DOAK AVE, LLC**, a Tennessee limited liability company, with principal office at 3276 Hinkle Dr. Nashville, TN 37218, County of Davidson City of Whites Creek, State of Tennessee and of which both The Josephine Tennessee Investment Services Trust and XE Development Company, LLC of Tennessee are Members, (hereinafter known as the "Grantee") all of their rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property"), more particularly described to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Orbie D. Nelson Estate Property, a plat of which is of record as Instrument No. 200401260009780, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to David J. Walker, an unmarried man, by Warranty Deed from Donald L. Eden dated February 18th, 2015 recorded in Instrument No. 20150220-0014761, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto the Trustee of The Josephine Tennessee Investment Services Trust Agreement by Quitclaim Deed from David. J. Walker dated August 6th, 2021 recorded in Instrument No. 20210909-0121029, in the Register's Office for Davidson County, Tennessee.

Authentisign ID: 0AB417D8-F69D-EE11-8925-6045BDD68161

Source of Title: #20210909-0121029

Map and Parcel ID: 08004010900

The address of the herein described property is believed to be 3101 Doak Ave. Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of December 2023.

Grantor's Signature

Trustee for The Josephine Tennessee Investment Services Trust Agreement
Dannelle Whiteside
Grantor's Name

2720 Hydes Ferry Rd.
Address

Nashville, TN 37218
City, State & Zip

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

Dannelle Whiteside whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of December, 2023

Notary Public

My Commission Expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 19, 2023** (date of document).

Affiant Signature

December 19, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 19th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25