***This instrument prepared upon information furnished by the parties with complete title examination, and without advice as to tax consequences. W Title, Inc., Westcott Law PLLC or Wes Weigel shall not be responsible f been resolved by a full and complete title examination and tax-related cou***

Karen Johnson
Batch # 1086439
12/29/2023 09:12:25 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231229-0100003

| | |
|---|---|
| (Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>I hereby swear or affirm that the actual consideration for this transfer is Zero and no/100 Dollars ($0.00).<br><br>Affiant<br><br>Subscribed and sworn to before me, on this 28th day of December, 2023.<br><br>Notary Public<br><br>My commission expires: 2-19-2024 |

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**This Instrument Was Prepared By:**
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To | Tax Identification Number(s) |
|---|---|---|
| TC Media, LLC | SAME AS NEW OWNER | Tract 1: 118 12 0 021.00 |
| 5326 Anchorage Drive | | Tract 2: 118 12 0 028.00 |
| Nashville, TN 37220 | | |

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, receipt and legal sufficiency of which are hereby acknowledged, **Holdings 10.2, LLC,** a Tennessee limited liability company, "Grantor" does hereby convey, devise, grant and quitclaim unto **TC Media, LLC**, a Tennessee limited liability company, "Grantee", its successors and assigns forever, any and all of Grantor's right, title and interest in and to the following described real property located in Davidson County, Tennessee, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by this reference.

*[Remainder of this page is intentionally left blank, signature page to follow]*

**SIGNATURE PAGE TO QUITCLAIM DEED**

IN WITNESS WHEREOF, this instrument is executed this the 28th day of December, 2023.

**Holdings 10.2, LLC,**
a Tennessee limited liability company

By: _____
Name: Stuart Verner
Title: Member

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stuart Verner with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Holdings 10.2, LLC, a Tennessee limited liability company, the within named bargainor, and that as such Member of Holdings 10.2, LLC, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 28th day of December, 2023.

Hillary D Smith
NOTARY PUBLIC

My Commission Expires: 2-19-2024

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# EXHIBIT A

**Tract 1:**
**Tax Identification Number: 118 12 0 021.00**
**2614 Eugenia Avenue, Nashville, TN 37211**

LAND in Davidson County, Tennessee, being Lot Nos. 219, 220 and 221 on the Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot Nos. 219, 220 and 221 front 50 feet on the East side of Eugenia Avenue (formerly Moore Avenue) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Holdings 10.2, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Stuart Verner of record in Instrument No. 20131217-0127398, in the Register's Office for Davidson County, Tennessee, dated December 12, 2013, and recorded on December 17, 2013.

**Tract 2:**
**Tax Identification Number: 118 12 0 028.00**
**2605 Winford Avenue, Nashville, TN 37211**

Land in Davidson County, Tennessee identified as Lots 198, 199, and 200 of Edenwold Park of Belle Forest Land Company's Subdivision of Nashville, Davidson, County, Tennessee, of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Holdings 10.2, LLC, a Tennessee limited liability company, by Special Warranty Deed from Gregory "Greg" Heard, of record in Instrument Number 20220314-0029423, in the Register's Office of Davidson County, Tennessee, dated March 11, 2022 and recorded on March 14, 2022.