This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 1176347 DEEDQC
09/03/2024 12:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240903-0067633

QUITCLAIM DEED

FROM: MAVERICK SIGLER, LLC, a Tennessee limited liability company, Grantor

TO: MAVERICK PROPERTIES LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Lee Schaefer Maverick Properties LLC 722 Newberry Road Nashville, Tennessee 37205-1126	Same	093132B00200CO

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of August, 2024.

MARY GLYNN WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mary Glynn Williamson
Notary Public
My Commission Expires: 10/04/2027

FOR AND IN CONSIDERATION OF the sum of the terms hereof and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MAVERICK

SIGLER, LLC, a Tennessee limited liability company ("Grantor"), does convey and forever quitclaim unto MAVERICK PROPERTIES LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 1114 Sigler Street, Nashville, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 28th day of August, 2024.

GRANTOR:

MAVERICK SIGLER, LLC, a Tennessee limited liability company

By: _____
LEE W. SCHAEFER
President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Mary Glynn Williamson, a Notary Public of said County and State, personally appeared LEE W. SCHAEFER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of MAVERICK SIGLER, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28th day of August, 2024.

MARY GLYNN WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mary Glynn Williamson
Notary Public
My Commission Expires: 10/04/2027

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in Davidson County, Tennessee, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for Maverick Row, a Horizontal Property Regime with Private Elements of record at Instrument Number 20171207-0125206, amended at Instrument Numbers 20180118-0005412 and 20190627-0062170, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit A-1 to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to MAVERICK SIGLER, LLC, a Tennessee limited liability company by Quitclaim Deed to Combine Property into One Map and Parcel Number from MAVERICK SIGLER, LLC, a Tennessee limited liability company, dated December 7, 2017 and recorded on December 7, 2017 as Instrument Number 20171207-0125207, Register's Office for Davidson County, Tennessee.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, 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 August 28, 2024

MELINDA A. GRAY

Date: September 3, 2024

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 3rd day of September, 2024

Notary Public
My Commission Expires: 11 5 24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024