QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1192762 DEEDQC
10/11/2024 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241011-0078986

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0 00

Affiant

Subscribed and sworn to before me this 7 day of October, 2024

NOTARY PUBLIC

My commission expires: 5/9/2026

TERESA KERSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(PETER WEISS, ATTY)
330 Commerce Street, Suite 110, Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP – PARCEL #
SHM HOLDINGS, LLC 3212 West End Avenue, Suite 403 Nashville, TN 37203	NEW OWNER	129-08-0-005.00 129-08-0-006.00 129-08-0-007.00 129-08-0-008.00 129-08-0-142.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Sabrosa Holdings, LLC, a Tennessee limited liability company, ("Grantor"),** by these presents, quitclaims, grants, and conveys unto **SHM Holdings, LLC, a Tennessee limited liability company, ("Grantee"),** its successors and representatives, all their respective right, title and interest to certain tracts or parcels of improved property located in Nashville, Davidson County, Tennessee, and more fully described according to the legal description contained on Exhibit "A" attached hereto and made a part hereof.

The subject parcels are not now, nor ever have been, the principal place or residence of the Grantor.

This conveyance is subject to any and all easements, setback lines, and restrictive covenants, if any, of record.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this the 7 day of October, 2024.

Sabrosa Holdings, LLC, a Tennessee limited liability company

BY:
Michael D. Shmerling, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Michael D. Shmerling,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President of **Sabrosa Holdings, LLC, a Tennessee limited liability company,** the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of **Sabrosa Holdings, LLC, a Tennessee limited liability company,** by himself in his capacity as said President.

Witness my hand and official seal this 7 day of October, 2024.

Notary Public

My commission expires: 5/9/2026

TERESA KERSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT "A"

6214 Harding Road, Nashville, TN 37205 (M/P 129-08-0-007.00)
LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of West Meade Farms, Inc., Section 1, of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Michael D. Shmerling by Warranty Deed from Robert R. Henderson, unmarried, of record in Instrument No. 20050518-0056285, Register's Office for Davidson County, Tennessee.

6218 Harding Pike, Nashville, TN 37205 (M/P 129-08-0-006.00)
A tract or parcel of land located in Nashville, Davidson County, Tennessee, and being Lot No. 3 on the Plan of West Meade Farms, Inc., Section 1, of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Included in the above description but specifically excluded from this conveyance is a tract of land conveyed to the State of Tennessee in the right-of-way Deed of record in Book 2708, page 277, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Michael D. Shmerling, married, by Quitclaim Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership, of record in Instrument No. 20100719-0056062, Register's Office for Davidson County, Tennessee.

6210 Harding Pike, Nashville, TN 37205 (M/P 129-08-0-008.00 & M/P 129-08-0-142.00)
LAND in Davidson County, Tennessee, being Lot No. 1 and Reserve Parcel "A" on the Plan of Resubdivision of Lot No. 1 on the Plan of West Meade Farms, Inc., Section One, as of record in Plat Book 5800, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Michael D. Shmerling, married, by Warranty Deed from Scott P. Burns and wife, Meredith M. Burns, of record in Instrument No. 20100716-0055942, Register's Office for Davidson County, Tennessee.

6222 Harding Pike, a/k/a 100 Brook Hollow Road, Nashville, TN 37205 (M/P 129-08-0-005.00)
LAND in Davidson County, Tennessee, being Part of Lot No. 4 on the Plan of West Meade Farms, Inc., Section 1, as of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, and described according to a survey made by John Kohl & Company, dated December 31, 1981, as follows:
BEGINNING at an iron pin set in a wall in the northerly margin of Harding Road, as widened, said pin being in the common line between Lots 3 and 4 on said plan; thence, with the margin of said road, as widened, South 55 degrees 39 minutes 48 seconds West 264.5 feet to an iron pin in the easterly margin of Brook Hollow Road; thence, with the margin of Brook Hollow Road, North 34 degrees 22 minutes 12 seconds West 564.3 feet to an iron pin at the corner of Lot 1 on the Plan of the Resubdivision of Lot 5, West Meade Farms, Inc., of record in Book 5210, page 206, Register's Office for Davidson County, Tennessee; thence, with the line between said two lots North 55 degrees 39 minutes 48 seconds East 264.5 feet to an iron pin at the corner of Lot 3; thence, with the dividing line between Lots 3 and 4 South 34 degrees 22 minutes 12 seconds East 564.3 feet to the point of beginning.
Being the same property conveyed to Woodlawn Danish Properties, G.P., a Tennessee general partnership, by Warranty Deed from Amanda C. Schoen, Executrix of the Estate of Kenneth B. Schoen, of record in Instrument No. 20121113-0104543, Register's Office for Davidson County, Tennessee. The said Woodlawn Danish Properties, G.P., a Tennessee general partnership, having been converted to Sabrosa Holdings, LLC, a Tennessee Limited Liability Company, by the Acknowledgment of Conversion and Certificate of Conversion of record in Instrument no. 20170918-0094875, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sabrosa Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated August 30, 2024 from Michael D. Shmerling and Sabrosa Holdings, LLC, a Tennessee limited liability company (as successor by conversion to Woodlawn Danish Properties, G.P., a Tennessee general partnership), of record on August 30, 2024 as Instrument No. 20240830-0067124, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 October 7, 20 24.

Affiant Signature

October 11, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of October, 20 24.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025