REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1199504 DEEDQC
10/31/2024 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084377

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 18 DAY OF October 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
DY Properties II, LLC
816A 19th Avenue N
Nashville, TN 37208

092-05-0E-002.00

NEW OWNER:
DY Properties II, LLC
816A 19th Avenue N
Nashville, TN 37208

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 18th day of October 2024 between DYLAN PROPERTIES II, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and DY PROPERTIES II, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

WHEREAS, THAT the GRANTOR desires to partially wind up and liquidate its business pursuant to TCA 48-249-601 et seq., and that for and in consideration of the purchase price paid this date, the receipt and sufficiency of which is hereby acknowledged, has this date BARGAINED and SOLD and does hereby GRANT and CONVEY and RELEASE all right, title and interest in the property unto the GRANTEE, his or her heirs and assigns, forever all of the following described property together with all improvements thereon and appurtenances thereunto belonging, located in the County of Davidson State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Unit No. B and Common Area of the 1000 at 33rd Avenue Townhomes as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for 1000 at 33rd Avenue Townhomes ("Declaration"), of record in Instrument No. 20080717-0073461 in the Register's Office for Davidson County, Tennessee; said Units being depicted on the

Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to DY Properties II, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from DY Construction, Inc., a Tennessee Corporation, dated February 9, 2012 and filed February 24, 2012 of record in Instrument No. 20120224-0015995, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Dylan Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from DY Properties II, LLC, a Tennessee Limited Liability Company, dated December 28, 2021 and filed January 24, 2022 of record in Instrument No. 20220124-0008789, Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3210 Albion Street (Unit B), Nashville, TN 37209.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

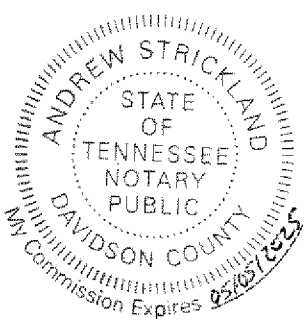
DYLAN PROPERTIES II, LLC
a Tennessee Limited Liability Company

BY: _____
Deron Jenkins, Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Deron Jenkins, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Sole Member of DY PROPERTIES II, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent. Witness my hand and seal at office in the aforesaid state and county this 18th day of October, 2024.

SEAL



_____
NOTARY PUBLIC
COMMISSION EXPIRES: 05/05/2025

Certificate of Authenticity

I, Amanda Maynor, 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 18, 2024.

Date

Affiant Signature

October 28, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of October, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON