THIS INSTRUMENT WAS PREPARED BY:

Van P. East, III
Bradley Arant Boult Cummings LLP
1221 Broadway, Suite 2400
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1205645 DEEDQC
11/15/2024 02:28:15 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241115-0089241

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
1603 Fifteenth Avenue South, LLC 612 Post Oak Circle Brentwood, TN 37027	1603 Fifteenth Avenue South, LLC 612 Post Oak Circle Brentwood, TN 37027	105-05-0-071.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michael G. Smalling and Michelle L. Smalling, husband and wife (collectively, "**Grantors**"), hereby quitclaim to 1603 Fifteenth Avenue South, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantors' right, title and interest, whatever that may be, in and to certain real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is appended hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 1603 Fifteenth Avenue South, Nashville, Tennessee.

[*Signatures appear on the following page*]

14th **IN WITNESS WHEREOF**, Grantors have executed this Quitclaim Deed as of the day of November, 2024.

GRANTORS:

Michael G. Smalling

Michelle L. Smalling

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public with authority to act in the State and County aforesaid, Michael G. Smalling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 14th day of November, 2024.

Notary Public

My Commission Expires: July 3, 2028

VAN P. EAST III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2028

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

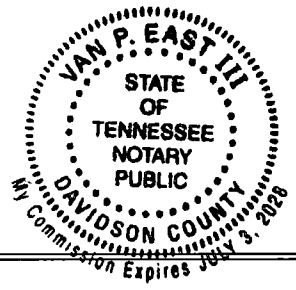
PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public with authority to act in the State and County aforesaid, Michelle L. Smalling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 14th day of November, 2024.

Van P. East, III

Notary Public

My Commission Expires: July 3, 2028



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

Michelle Smalling

AFFIANT

SUBSCRIBED and sworn to before me, this 14th day of November, 2024.

Van P. East, III

Notary Public

My Commission Expires: July 3, 2028

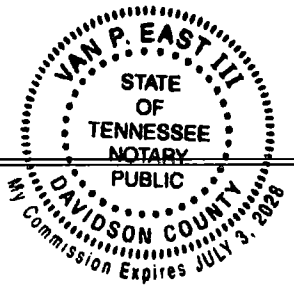


EXHIBIT A

Land in Davidson County, Tennessee being Lot 8 of Block 52 on the Map of the subdivision of Lots 37 and 52 of O.B. Hayes' Rokeby Place, as of record in Book 547, page 2, Register's Office for Davidson County, Tennessee and as described according to a survey thereof made by G.W. Watkins, Surveyor on February 29, 1956, as follows:

Said Lot No. 8 fronts 55 feet on the Westerly margin of 15th Avenue South and runs back between parallel lines 150 feet to an alley.

The foregoing legal description is the same as in previous deed of record.

Being the same property conveyed to Michael G. Smalling and Michelle L. Smalling, husband and wife, by Warranty Deed of record as Instrument No. 20170503-0043819, Register's Office for Davidson County, Tennessee.