Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Tax Parcel No(s).:
Justin J. Peterson, Esq. PO Box 13925 Jackson, MS 39236	Commodore Partners, L.L.C. PO Box 13925 Jackson, MS 39236	11804006000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JOHN K. DITTO, III (the "Grantor"), has bargained and sold, and by these presents transfers and conveys, to Commodore Partners, L.L.C, a Mississippi limited liability company (the "Grantee"), a fifty percent (50%) undivided interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

It is understood by the Grantor and the Grantee that this conveyance is subject to all taxes and assessments for the year 2024 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

[SIGNATURE ON FOLLOWING PAGE]

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

John K. Ditto III
Affiant

Subscribed and sworn to before me this 26th day of December, 2024.

Lorna Doone Archer
Notary Public
My Commission Expires: 01/06/25

LORNA DOONE ARCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1221158 DEEDQC
12/30/2024 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241230-0100881

#102983026v1

[Signature Page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by its duly authorized representative as of December 31, 2024.

GRANTOR

John K. Ditto, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John K. Ditto, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal the 26th day of December, 2024.

Lorna Doone Archer
Notary Public

My Commission Expires: 01/06/2025

LORNA DOONE ARCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
TO QUITCLAIM DEED
LEGAL DESCRIPTION

BEING a tract of land lying in Nashville, Davidson County, Tennessee also being Lot 1, Trinity Press, of record in Plat Book 6250, Page 853 and being more particularly described as follows:

BEGINNING at an existing iron rod on the easterly right-of-way line of Utopia Avenue, 50 feet in width, at a corner common with Lot 2 of said Trinity Press; thence, leaving the easterly right-of-way line of Utopia Avenue with the southerly line of Lot 2, North 89 deg 51 min 50 sec East, 163.88 feet to an existing concrete monument on the westerly right-of-way line of Alley Number 1824, 15 feet in width; thence, with the westerly right-of-way line of Alley Number 1824, South 00 deg 08 min 10 sec East, 108.97 feet to an existing iron rod at a radius return to Rosedale Avenue; thence, with a curve to the right having a radius of 20.00 feet, a curve length of 26.18 feet and a chord bearing and distance of South 37 deg 22 min 13 sec West, 24.35 feet to an existing iron rod on the northerly right-of-way line of Rosedale Avenue, 55 feet in width; thence, with the northerly right-of-way line of Rosedale Avenue, South 74 deg 52 min 36 sec West, 121.73 feet to an existing iron rod at the beginning of a radius return to Utopia Avenue; thence, with a curve to the right having a radius of 25.00 feet, a curve length of 45.81 feet and a chord bearing and distance of North 52 deg 37 min 47 sec West, 39.66 feet to an existing PK nail on the easterly right-of-way line of Utopia Avenue; thence, with the easterly right of way line of Utopia Avenue, North 00 deg 08 min 10 sec West, 135.62 feet to the POINT OF BEGINNING; containing 23,682 square feet or 0.5444 acres more or less.

The foregoing legal description derived from the ALTA/NSPS Land Title Survey of 2154 Utopia Avenue prepared by R. Scott Cherry, TNRLS# 1512, dated August 30, 2016, and bearing job # 16137 MHC.

BEING a 50% interest in and to the same property conveyed to John K. Ditto, III by Quitclaim Deed dated December 31, 2024, from Stowaway Pearl, L.L.C., of record in Instrument Number 20241227-0100328, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ashley Robles, 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 December 26, 2024 (date of document).

Ashley Robles
Affiant Signature

December 27, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of December, 2024.

Linda J. Boggess
Notary's Signature

MY COMMISSION EXPIRES: 3-3-2026

NOTARY'S SEAL

