BOX 10-A

This Instrument Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1238137 DEEDQC
02/18/2025 02 16 56 PM 2 pgs
Fees $12 00 Taxes $0 00
20250218-0011858

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO.	MAP & PARCEL:
1812 Sweetbriar, LLC 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	104-16-0-260.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **TN26, LLC, a Tennessee Limited Liability Company** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **1812 Sweetbriar, LLC, a Tennessee Limited Liability Company,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot A, Sweetbrier Plan, as shown on plat of record in Plat Book 1835, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mark J Vane by Warranty Deed from Paul Louis Riggan of record in Instrument No. 20041028-0129763 Register's Office for Davidson County, Tennessee, dated October 25, 2004 and recorded on October 28, 2004.

Being the same property conveyed to Mark Vane and Brooke Vane, husband and wife by Quitclaim Deed from Mark J Vane of record in Instrument No. 20140429-0035801 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on April 29, 2014.

Being the same property conveyed to BFH Enterprises, LLC by Warranty Deed from Mark Vane and Brooke Vane, husband and wife of record in Instrument No. 20240604-0041522 Register's Office for Davidson County, Tennessee, dated June 03, 2024 and recorded on June 04, 2024.

Being the same property conveyed to TN26, LLC, a Tennessee Limited Liability Company by Warranty Deed from BFH Enterprises, LLC of record in Instrument No. 20240604-0041523 Register's Office for Davidson County, Tennessee, dated June 03, 2024 and recorded on June 04, 2024.

Being also known as 1812 Sweetbriar Avenue, Nashville, TN 37212.

Witness my hand this 10th day of February, 2025

XIX VENTURES, LLC, MANAGING MEMBER OF TN26, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of XIX Ventures, LLC, Managing Member of TN26, LLC, and that he as such Authorized Agent of XIX Ventures, LLC, Managing Member of TN26, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of XIX Ventures, LLC, Managing Member of TN26.

Witness my hand and official seal this 10th day of February, 2025

Commission expires

_____

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

_____

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2025

_____

Notary Public

Commission expires

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON