Karen Johnson Davidson County
Batch# 1241831 DEEDQC
02/27/2025 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250227-0014609

QUITCLAIM DEED

FROM: The Joshua Ryan Keith Trust

This instrument was prepared by:
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: JK Sonic Labs II, LLC,
a Tennessee limited liability company

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
JK Sonic Labs II, LLC 1309 Edgewood Place Nashville, TN 37206	Same	Map 105-14, Parcel 209.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

, TRUSTEE
Affiant

Sworn to and subscribed before me, this 26th day of February, 2025.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joshua R. Keith, as Trustee of the Joshua Ryan Keith Trust u/t/a dated December 18, 1998 (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto JK Sonic Labs II, LLC, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon (the "Property").

Being the same Property previously conveyed to Grantee by Quitclaim Deed dated January 31, 2025, from Grantor, of record at Instrument No. 20250131-0007374 in the Register's Office for Davidson County, Tennessee (the "Prior Deed").

The Prior Deed conveyed the Property to a grantee entity that did not exist at the time of execution and filing of the Prior Deed. Grantee was formed as a Tennessee limited liability company on February 20, 2025, through the filing of articles of organization with the Secretary of State of the State of Tennessee.

This Quitclaim Deed is made to confirm the ownership of the Property by Grantee, as was intended in the Prior Deed.

This is improved property located at 803 Bradford Avenue, Nashville, Tennessee 37204.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 26th day of February, 2025.

JOSHUA RYAN KEITH TRUST

TRUSTEE
Joshua R. Keith, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Joshua R. Keith, , who upon oath acknowledged that he is the Trustee of the Joshua Ryan Keith Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of February, 2025.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Nashville Trust Company's Resubdivision of Block "f", Lots 6 to 15 of C. D. Elliott's Plan, of record in Book 843, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Eric B Gamble Trustee of the Joshua Ryan Keith Trust u/t/a dated December 18, 1998 by Deed from Leonard S Wolf unmarried of record in Instrument No. 20091117 0105970 Register's Office for Davidson County Tennessee.

And being the same Property previously conveyed to JK Sonic Labs II, LLC, a Tennessee limited liability company by Quitclaim Deed dated January 31, 2025, from of the Joshua Ryan Keith Trust u/t/a dated December 18, 1998, of record at Instrument No. 20250131-0007374 in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 February 26, 2025.

Andrea J Sinclair

Andrea J. Sinclair

02/27/2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of February, 2025.

Notary Public

My Commission Expires: 7/7/25

