3rd

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Southern Land Company 3390 Hillsboro Pike, Suite 400 Nashville, TN 37215	072-13-4B-103.00-CO 072-13-4B-104.00-CO 072-13-4B-105.00-CO 072-13-4B-106.00-CO 072-13-4B-201.00-CO 072-13-4B-202.00-CO 072-13-4B-203.00-CO 072-13-4B-204.00-CO 072-13-4B-205.00-CO 072-13-4B-206.00-CO 072-13-4B-207.00-CO 072-13-4B-208.00-CO 072-13-4B-301.00-CO 072-13-4B-302.00-CO 072-13-4B-303.00-CO 072-13-4B-304.00-CO 072-13-4B-305.00-CO 072-13-4B-306.00-CO 072-13-4B-307.00-CO 072-13-4B-308.00-CO	Same as New Owner

Karen Johnson Davidson County
Batch# 1241991 DEEDQC
02/27/2025 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250227-0014821

This instrument prepared by: Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203 Attn: McCall Matlock

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DAVID SHEARON, an individual resident (the "Grantor"), by these presents hereby quitclaims to EAST NASHVILLE OWNER, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and 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"). This is improved property located at 968 Strouse Avenue, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 26 day of February, 2025.

Notary Public
My Commission Expires: 11/8

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[SIGNATURES ON FOLLOWING PAG

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 22 day of February, 2025.

GRANTOR:

By: _____
David Shearon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, RICHARD HOUSE, the undersigned, a Notary Public in and for said County and State, the within named DAVID SHEARON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 22 day of February, 2025.

_____
Notary Public
My commission expires: 10/4/2025

RICHARD HOUSE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-04-2025

EXHIBIT A

DESCRIPTION OF PROPERTY

The Land is described as follows:

Land in Davidson County, Tennessee, being Lots 193 and 194, as shown on the map entitled the Plan of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod on the southerly right-of-way line of Strouse Avenue at a corner common with East Nashville Owner, LLC, as of record in Deed Instrument No. 20230612-0044656, at said Register's Office, said iron rod being North 80 deg 14 min 03 sec West, 360.0 feet more or less from the intersection of the westerly right-of-way line of Trevecca Avenue;

Thence leaving the southerly right-of-way line of Strouse Avenue with the westerly property line East Nashville Owner, LLC, South 07 deg 06 min 31 sec West, 212.82 feet to an iron rod set on the northerly right-of-way line of an unimproved Alley;

Thence with the northerly right-of-way line of the unimproved Alley, North 84 deg 50 min 22 sec West, 99.85 feet to an iron rod set at a corner common with East Nashville Owner, LLC, as of record in Deed Instrument No. 20230612-0044565, at said Register's Office;

Thence leaving the northerly right-of-way line of the unimproved Alley with the easterly property line of East Nashville Owner, LLC, North 06 deg 55 min 43 sec East, 220.87 feet to an existing iron rod on the southerly right-of-way line of Strouse Avenue;
Thence with the southerly right-of-way line of Strouse Avenue, South 80 deg 14 min 03 sec East, 100.59 feet to the point of beginning, containing 21,714 square feet (0.50 Acres more or less).

The foregoing legal description was prepared from the ALTA/NSPS Land Title Survey dated September 18, 2024, identified as Job Number 23088-5 and prepared by Michael H. Charette, Tennessee Registered Land Surveyor Registration No. 2048, 622 West Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed to David Shearon by Special Warranty Deed from Billie Loftis, Executrix of The Estate of Nelson Holt and Mary Holt, spouse of Nelson Holt, of record in Instrument No. 20221212-0129058 Register's Office for Davidson County, Tennessee, dated November 14, 2022 and recorded on December 12, 2022.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 02/22/2025 (date of document).

J Spruill

Affiant Signature

02/27/2025

Date

State of Tennessee

County of Williamson

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

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON