QUITCLAIM DEED

STATE OF New York
COUNTY OF Nassau
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

MIGUEL MADERA
Notary Public - State of New York
No 01MA6381057
Qualified in New York County
My Commission Expires 09/24/2026

SUBSCRIBED AND SWORN TO BEFORE. THIS THE 11 DAY OF April, 2025.

NOTARY PUBLIC

My Commission expires. 09/24/2026

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL N
DAAN Holdings LLC	SAME	092-06-0J-002.00 CO
1330 Decker Street		
(ADDRESS)	(ADDRESS)	
Valley Stream, NY 11580		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1258386 DEEDQC
04/14/2025 09:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250414-0027821

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANNIE ROSE NELSON, AN UNMARRIED WOMAN, AND DAVID JAMES NELSON, A MARRIED MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

DAAN HOLDINGS LLC

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: **2612 Booker Street, Nashville, Tennessee 37208**
(House Number)(Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 11 day of April, 2025.

Annie Rose Nelson

David James Nelson

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF New York }
COUNTY OF New York }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Annie Rose Nelson**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of April, 2025.

My Commission expires: 09/24/2026

MIGUEL MADERA
Notary Public - State of New York
No. 01MA6381057
Qualified in New York County
My Commission Expires 09/24/2026

Notary Public

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF New York }
COUNTY OF New York }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David James Nelson**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of April, 2025.

My Commission expires: 09/24/2026

MIGUEL MADERA
Notary Public - State of New York
No. 01MA6381057
Qualified in New York County
My Commission Expires 09/24/2026

Notary Public

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENENSSEE, BEING UNIT NO. 2612 ON THE PLAN OF 2610 BOOKER STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF CONVENANTS, CONDITIONS AND RESTRICTIONS AT INSTRUMENT NO. 20190829-0087413, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANNIE ROSE NELSON, AN UNMARRIED WOMAN, AND DAVID JAMES NELSON, A MARRIED MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM 11TH AVENEU PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON DECEMBER 9, 2024, OF RECORD IN INSTRUMENT NO. 20241209-0095069, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/4/25 (date of document)

Affiant Signature

April 11, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 11 day of April, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

