This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1262367 DEEDQC
04/21/2025 11:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250421-0030053

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
TN45 HOLDINGS, LLC 346 Juniper Way McMurray, PA 15317	New Owner	083-01-0-470.00 072-13-1O-001.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **MICHAEL T. HULL** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **TN45 HOLDINGS, LLC , A TENNESSEE LIMITED LIABILITY COMPANY,** successors and assigns to the following tracts of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

The remainder of this page is intentionally left blank.

Witness my hand this 18th day of April, 2025

Michael T Hull 04/18/2025

MICHAEL T. HULL

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael T. Hull, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2025.

Lori Anita Moore Bartley 04/18/2025
Notary Public Lori Anita Moore Bartley

My Commission Expires: 08/25/2025

NOTARY PUBLIC STATE OF TEXAS

Lori Anita Moore Bartley

ID NUMBER
13329348-9
COMMISSION EXPIRES
August 25, 2025

STATE OF Texas

Electronically signed and notarized online using the Proof platform.

COUNTY OF Harris

The actual consideration for this transfer is $0.00.

Michael T Hull 04/18/2025
Affiant

Subscribed and sworn to before me, this the 18th day of April, 2025.

NOTARY PUBLIC STATE OF TEXAS

Lori Anita Moore Bartley

ID NUMBER
13329348-9
COMMISSION EXPIRES
August 25, 2025

08/25/2025

Lori Anita Moore Bartley 04/18/2025
Notary Public Lori Anita Moore Bartley

Electronically signed and notarized online using the Proof platform.

EXHBIT “A”

Tract 1: 2426A Inga Street, Nashville, TN 37206

Situated in Davidson County, Tennessee, being Unit A on the Plan of Homes at 2426 Inga Street, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions, and Restrictions, for Homes at 2426 Inga Street of record in Instrument No. 20231218-0097231 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael T. Hull by quitclaim deed from BAM Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250414-0028287 Register's Office for Davidson County, Tennessee.

Tract 2: 1021 Sharpe Avenue, Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Jones and Bradford's Subdivision of record in Book 161, Page 142, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Hull by quitclaim deed from Herwigs Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250414-0028284 Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **April 18, 2025.**

Signature 04/18/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 18th day of April, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY