Karen Johnson Davidson County
Batch# 1265266 DEEDQC
04/28/2025 10:24:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250428-0032359

This Instrument prepared by:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Mathews Wedgewood Property, LLC 615 Third Avenue South, Suite 500 Nashville, Tennessee 37210	Same	10511023900 10511023800

WHEREAS, Grantor (defined below) is transferring to Grantee (defined below) the property described herein by special warranty deed, and the purpose of this quitclaim deed is to transfer the property described herein using Grantor's survey description.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carney Estates, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **Mathews Wedgewood Property, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land, together with all appurtenances, privileges, and easements, located (i) 609 Wedgewood Avenue, Nashville, Tennessee 37203, and municipally known as Map/Parcel No. 10511023900 and (ii) 611 Wedgewood Avenue, Nashville, Tennessee 37203, and municipally known as Map/Parcel No. 10511023800, as more particularly described on **Exhibit A** attached hereto. For purposes of clarification, Molly Vice, in her capacity as the personal representative of the estate of Matthew Allen Carney, the sole member and manager of Grantor, has authority to execute this deed on behalf of Grantor pursuant to the order attached hereto as **Exhibit B**.

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.

EFFECTIVE this 25 day of April, 2025.

[Signature pages follow]

SIGNATURE PAGE

TO

QUITCLAIM DEED

GRANTOR:

Carney Estates, LLC,
a Tennessee limited liability company

Molly Vice, as Personal Representative of the Estate of Matthew Allen Carney, Sole Member and Manager of Carney Estates, LLC

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Molly Vice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the personal representative of the estate of Matthew Allen Carney, the sole member and manager of the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name as the personal representative of the estate of Matthew Allen Carney, the sole member and manager of Carney Estates, LLC.

WITNESS my hand and office, this 25 day of April, 2025.

Notary Public

My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF Davidson)

The transfer tax payable in connection with this transfer has been paid with the special warranty deed from Grantor to Grantee recorded immediately before this quitclaim deed. The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
This 25th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 1-17-27

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

EXHIBIT A

Property Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, described on the survey by John S. Patteson, RLS No. 1829, Clint Elliott Survey, Project ID WEDGEWOOD AVE, dated April 17, 2025, as follows:

Being Lot # 26 on the map of Geo. I. Waddey's Subdivision of record in Book 547, Page 8, Register's Office for Davidson County, Tn. & being the Southeast part of Lot #13 on the Map of the Joseph W. Horton Property, of record in Plan Book 1, Page 44 of the Chancery Court at Nashville.

Beginning at an iron rod (old) in the south right of way of Wedgewood Avenue (33.3 feet from centerline), which point is the Northwest corner of Lot #25 on the map of Geo. I. Waddey's Subdivision of record in Book 547, Page 8, Register's Office for Davidson County, Tn. and the Northeast corner of the herein described tract and being a common corner with Chelsea Productions, Inc as recorded in QC 00008864 0000074.

Thence, from the point of beginning and with the west line of Chelsea Productions, South 07 degrees 02 minutes 07 seconds West 167.59 feet to an iron rod (old) in the north line of Gigi Gaskins as recorded in Deed Book 20060531 0063816, Register's Office of Davidson County, TN.

Thence, with the north line of Gaskins, the following calls:

North 82 degrees 36 minutes 28 seconds West 50.00 feet to a point;

North 82 degrees 36 minutes 28 seconds West 75.00 feet to an iron rod (new) at the southeast corner of southwest part of Lot #13 on the Map of the Joseph W. Horton Property, of record in Plan Book 1, Page 44 of the Chancery Court at Nashville and being a common corner with Gigi Gaskins as recorded in Deed Book 20060828 0105838;

Thence, with the east line of Gaskins, North 07 degrees 02 minutes 07 seconds East 167.59 feet to an iron rod (new) in the south right of way of Wedgewood Avenue;

Thence, with the south right of way of Wedgewood Avenue, the following calls:

South 82 degrees 36 minutes 28 seconds East 75.00 feet to a point;

South 82 degrees 36 minutes 28 seconds East 50.00 feet to the POINT OF BEGINNING, containing 20,948 square feet or 0.481 Acre.

Being the same property conveyed to Mathews Wedgewood Property, LLC, a Tennessee limited liability company, by Special Warranty Deed from Carney Estates, LLC, a Tennessee limited liability company, of record in Instrument No. 202504280032358_, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Order to Approve Purchase and Sale Agreement.

See attached.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 04/25/2025 (date of document).

Bainbridge Dillion
Affiant Signature

04/25/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April 25, 2025.

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

