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

Karen Johnson Davidson County
Batch# 1265740 DEEDQC
04/29/2025 01:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250429-0033020

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCELS:
Pennington Vertical, LLC 1770 Forsyth Park Drive Brentwood, TN 37027	New Owner	072151S00200CO 072151S00100CO 072150H00200CO 072150H00100CO 072151T00200CO 072151T00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPAY** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **PENNINGTON VERTICAL, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, their successors and assigns to the following tract 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.

These properties are known as:
2623 A Pennington Avenue, Nashville, TN 37216
2623 B Pennington Avenue, Nashville, TN 37216
2623 C Pennington Avenue, Nashville, TN 37216
2623 D Pennington Avenue, Nashville, TN 37216
2625 A Pennington Avenue, Nashville, TN 37216
2625 B Pennington Avenue, Nashville, TN 37216

Witness my hand this 29 day of April, 2025

EQUITY PARTNERS GROUP, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared **Dylan Potter**, with whom I **am personally** acquainted and who, upon oath, acknowledged himself to be **authorized** agent of Equity **Partners Group,** LLC, the within named bargainor, a limited liability company, and that he as **authorized** agent executed the foregoing instrument for the purpose therein contained by personally **signing the** name of the limited liability company as authorized agent.

Witness my hand and seal this 29th day of April, 2025.

_____
Notary Public

My Commission Expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of April, 2025.

_____
Notary Public

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

EXHIBIT A

2623 A Pennington Avenue, Nashville, TN 37216

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 2623 A Pennington Avenue & 2623 B Pennington Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2623 A Pennington Avenue & 2623 B Pennington Avenue, a Horizontal Property Regime, of record in Instrument No. 20241003-0076633, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Equity Partners Group, LLC by Quitclaim Deed from Equity Partners Group, LLC of record in Instrument No. 20240605-0042209 in the register's office for Davidson County, Tennessee.

2623 B Pennington Avenue, Nashville, TN 37216

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 2623 A Pennington Avenue & 2623 B Pennington Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2623 A Pennington Avenue & 2623 B Pennington Avenue, a Horizontal Property Regime, of record in Instrument No. 20241003-0076633, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Equity Partners Group, LLC by Quitclaim Deed from Equity Partners Group, LLC of record in Instrument No. 20240605-0042209 in the register's office for Davidson County, Tennessee.

2623 C Pennington Avenue, Nashville, TN 37216

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of HOMES AT 2623 C Pennington Avenue & 2623 D Pennington Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2623 A Pennington Avenue & 2623 B Pennington Avenue, a Horizontal Property Regime, of record in Instrument No. 20240927-0075170, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Equity Partners Group, LLC by Quitclaim Deed from Equity Partners Group, LLC of record in Instrument No. 20240605-0042209 in the register's office for Davidson County, Tennessee.

2623 D Pennington Avenue, Nashville, TN 37216

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. D of HOMES AT 2623 C Pennington Avenue & 2623 D Pennington Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2623 A Pennington Avenue & 2623 B Pennington Avenue, a Horizontal Property Regime, of record in Instrument No. 20240927-0075170, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Equity Partners Group, LLC by Quitclaim Deed from Equity Partners Group, LLC of record in Instrument No. 20240605-0042209 in the register's office for Davidson County, Tennessee.

2625 A Pennington Avenue, Nashville, TN 37216

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 2625 A Pennington Avenue & 2625 B Pennington Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2625 A Pennington Avenue & 2625 B Pennington Avenue, a Horizontal Property Regime, of record in Instrument No. 20241003-0076632, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Equity Partners Group, LLC by Quitclaim Deed from Equity Partners Group, LLC of record in Instrument No. 20240605-0042209 in the register's office for Davidson County, Tennessee.

2625 B Pennington Avenue, Nashville, TN 37216

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 2625 A Pennington Avenue & 2625 B Pennington Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2625 A Pennington Avenue & 2625 B Pennington Avenue, a Horizontal Property Regime, of record in Instrument No. 20241003-0076632, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Equity Partners Group, LLC by Quitclaim Deed from Equity Partners Group, LLC of record in Instrument No. 20240605-0042209 in the register's office for Davidson County, Tennessee.

Certificate of Authenticity

I, **Joe White**, do hereby make an 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 4/29/2025.

Name: **Dylan Potter**

Title: Notary

Date **4/29/2025**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on **4/29/2025.**

Notary Public: _____

My Commission Expires:

