QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2025.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

SHANNON AHLBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES APRIL 9, 2027

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1269868 DEEDQC
05/07/2025 11:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250507-0035716

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Three Doors Down Development LLC 959A Draughon Avenue Nashville, TN 37204	Same as New Owner	118-09-0-207.00 (P/O)

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **THREE DOORS DOWN DEVELOPMENT LLC, a Tennessee limited liability company** (hereinafter "Grantor"), does hereby convey, remise, release and quitclaim unto **THREE DOORS DOWN DEVELOPMENT LLC, a Tennessee limited liability comany** (hereinafter "Grantee"), all of Grantor's right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 959A, a Private Element, in the Homes at 959 Draughon Avenue, a Horizontal Property Regime with Private Elements established pursuant to the Tennessee Horizontal Property Act, §§66-27-101, et. seq. of Tennessee Code Annotated, by Master Deed of record in Instrument No. 20250507-0035582 in the Register's Office for Davidson County, Tennessee, as same may have been or may be supplemented or amended from time to time, said Unit being as depicted and described on the Plat or Plans being Exhibit C to said Master Deed, as said Exhibit C may have been or may be supplemented or amended from time to time, to which Plat or Plan, Master Deed and its Exhibits, and any supplements or amendments thereto; reference is hereby made for a more complete and accurate description of said Unit and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Unit with respect to the Private Element and the Limited Common Elements as described by the Master Deed as supplemented and amended and as depicted and described by Exhibits and/or any amendments thereto.

Being part of the same property conveyed to Three Doors Down Development LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20250411-0027185 in the Register's Office for Davidson County, Tennessee.

This is a parcel of land known as 959A Draughon Avenue, Nashville, TN 37204.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 7th day of May, 2025.

THREE DOORS DOWN DEVELOPMENT LLC, a Tennessee limited liability company, Grantor

By: _____
Gerald Webber, Authorized Member

STATE OF NEW TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named GERALD WEBBER, with who I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged himself to be an Authorized Member of THREE DOORS DOWN DEVELOPMENT LLC, a Tennessee limited liability company, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as its Authorized Member, and upon oath acknowledged that he did so freely and voluntarily and for the purposes therein contained, being duly authorized so to do.

WITNESS MY HAND and seal this 7th day of May, 2025.

Commission Expires: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires MAY 8, 2028

_____
NOTARY PUBLIC

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 7th day of May, 2025.

Ernest D. Bennett, III, Affiant — May 7, 2025 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 7th day of May, 2025.

Commission Expires: December 5, 2026

Mary Gail Porter
Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON