Karen Johnson Davidson County
Batch# 1271729 DEEDQC
05/12/2025 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250512-0037081

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Summer Breeze Holdings, LLC 1431 Greenland Ave. Nashville, TN 37216	New Owner	08207054600 08207046501

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MWB HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by these presents do hereby quitclaim and convey unto **SUMMER BREEZE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, all their right, title and interest in and to the following described tract of land:

Tract 1: Land In Davidson County. Tennessee, being part of Cleveland Street, as closed by City Ordinance 63'-39, of the Ordinances of the Metropolitan Council of Nashville and Davidson County, Tennessee, and part of Lot No. 45 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, page 133, Register's Office for said County, described as follows:

Beginning at a point in the east margin of North 5th Street, and in the centerline of Cleveland Street, as closed, at the northwest corner of this property; thence with the centerline of said Cleveland Street, as closed, South 83 degrees East 163.97 feet to the west margin of an alley; thence with said alley, South 8 degrees 10 minutes' West 76.27 feet to a point in the north margin of Cleveland Street, as relocated and presently existing; thence with the margin of said Street, North 66 degrees 02 minutes' West 157.71 feet to the beginning of a curve; thence around said curve, northwesterly 21.97 feet to the east margin of North 5th Street; thence with the margin of the same, North 8 degrees 01 minutes East 13.68 feet to the point of beginning.

Tract 2: Being the northerly 1/2 of part of Cleveland Street, as closed by city ordinance No. 63-39, a Certified copy of which if of record map of Sharpe and Crutches Addition, to Northeast Nashville, as of record in Book 57, Page 82, Registers office for said county, and described as follows:

Beginning at the southwest corner of said Lot No. 29 and the westerly margin of North 5th street, being the southwest corner of the property conveyed to Odie W. Clayton and wife, as of record in Book 3877, Page 52; thence southerly with the margin of 5th avenue is extended, 25 feet more or less to the northwest corner of the property conveyed to Thomas R. Johnson, by deed of record in Book 3770, Page 174; thence easterly with the centerline of Cleveland Street, now closed, and the northerly boundary of the Johnson property, 165 feet more or less to the westerly boundary of an alley; thence with the westerly line of said alley, northerly 25 feet more or less to the southeast corner of Clayton property, being the southeast corner of Lot 29, above referred to; thence with the southerly line of said Clayton property, westerly 165 feet to the beginning.

Being all of the same property conveyed to MWB Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Brian T. Robb, a single man, of record in Instrument No. 20210317-0035111. Register's Office for Davidson. Tennessee.

Being all of the same property conveyed to MWB Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from MWB Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20220330-0037066. Register's Office for Davidson. Tennessee.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

[signatures of following page]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ____ day of May, 2025.

MWB Holdings, LLC,
a Tennessee limited liability company

By: _____
Brian T. Robb - Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brian T. Robb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of MWB Holdings, LLC, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May 2025.

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
9 day of May 2025.

_____
Affiant

My commission expires: 9/8/25
(Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 9. 2025.

Affiant Signature

12th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028