BOX 10-A

This Instrument Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1276006
05/21/2025 10 26 40 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250521-0039955

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO.	MAP & PARCEL:
Hallowed Ventures, LLC 7909 Amber Hills Lane Nashville, TN 37221	New Owner	090-16-1G-001.00-CO & 090-16-1G-002.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Offer Tennessee, LLC, a Tennessee limited liability company,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Hallowed Ventures, LLC, a Tennessee Limited Liability Company,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of Homes at 540 American Road, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 540 American Road, a Horizontal Property Regime with Private Elements, at Instrument No. 20240919-0072782, 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 a portion of the same property conveyed to T. Herschel Hudgins and wife, Mildred Hudgins by Warranty Deed from Cordell L. Goolsby and wife, Rena G. Goolsby of record in Book 2926, Page 223, Register's Office for Davidson County, Tennessee, dated October 1, 1958 and recorded on July 21, 1959. The said T. Herschel Hudgins having died on or about December 29, 2000, vesting Mildred Hudgins as surviving tenant by the entirety.

Being a portion of the same property conveyed to AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred V. Hudgins Trust by Quitclaim Deed from Mildred V. Hudgins of record in Instrument No. 20020110-0004114, Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on January 10, 2002 and Deed of Correction recorded in Instrument No. 20020110-0082529.

Being a portion of the same property conveyed to Leigh-Land Stables, LLC, a Tennessee limited liability company, an undivided forty-nine and one-half percent (49.5%) interest by Quitclaim Deed from AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust dated February 15, 2001 of record in Instrument No. 20021101-0134421 Register's Office for Davidson County, Tennessee, dated October 29, 2002 and recorded on November 01, 2002.

Being a portion of the same property conveyed to Mildred Hudgins Reality LLC, a Tennessee Limited Liability Company, an undivided fifty and one-half percent (50.5%) interest by Quitclaim Deed from AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred V. Hudgins Revocable Trust dated February 15, 2001 of record in Instrument No. 20021101-0134422 Register's Office for Davidson County, Tennessee, dated October 29, 2022 and recorded on November 01, 2002.

Being a portion of the same property conveyed to Offer Tennessee, a Tennessee Limited Liability Company by Warranty Deed from Mildred Hudgins Realty, LLC, a Tennessee Limited Liability Company and Leigh-Land Stables, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240919-0072716 Register's Office for Davidson County, Tennessee, dated September 11, 2024 and recorded on September 19, 2024.

Being also known as 540 A & B American Road, Nashville, TN 37209.

Witness my hand this 20th day of May, 2025

OFFER TENNESSEE, LLC

DYLAN WILLIAMS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Williams, 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 Offer Tennessee, LLC, and that he as such Member of Offer Tennessee, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Offer Tennessee, LLC

Witness my hand and official seal this 20th day of May, 2025

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the ____ day of May, 2025

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires

Notary Public