3rd

This Instrument Prepared By:
C. Palmer Pillans
1316 Adams Street, Suite 220
Nashville, Tennessee 37208

Karen Johnson Davidson County
Batch# 1283559 DEEDQC
06/09/2025 01:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250609-0045237

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
2126 Byrum Ave LLC 139 Tennyson Drive Short Hills, NJ 07078	2126 Byrum Ave LLC 139 Tennyson Drive Short Hills, NJ 07078	See attached Exhibit B

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **83 Freight**, a Tennessee general partnership ("Grantor") does hereby quitclaim and convey unto **2126 Byrum Ave LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be effective as of the 6th day of June, 2025.

GRANTOR:

83 Freight

By: _____
Jonathan McNabb, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jonathan McNabb, 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 Partner of 83 Freight, a Tennessee general partnership, the within named bargainor, and that he as such Partner and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Partner of the general partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of June, 2025.



Notary Public

My commission expires: 9/7/2026

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me, this 6th **day of** June **, 2025.**

NOTARY PUBLIC

My Commission Expires: 9/5/2028

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Final Plat of the 83 Freight, LLC, as shown on plat of record as Instrument No. 20180910-0089675, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Also being described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit Nos. A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-114, A-115, A-116, A-117, A-118, A-119, A-120, A-121, A-122, A-123, A-124, A-125, A-431, A-433, A-435, A-437, A-439, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-2128, B-2130, B-2132, B-2134, B-2136, B-2138, C-301, C-302, C-303, C-304, C-305, C-306, C-307, C-308, C-309, C-310, C-311, C-312, C-313, C-314, C-315, C-316, C-317, C-318, C-319, C-320, C-2142, C-2144, C-2146, C-2148, and C-2150 of 83 Freight, a Condominium Development established pursuant to the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions of 83 Freight, a Condominium Development establishing 83 Freight of record in Instrument Number 20250415-0028875, in the Register's Office for Davidson County, Tennessee, as amended and corrected by that certain Instrument of Correction of recorded in Instrument Number 202506090045235, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 83 Freight, a Tennessee general partnership, from 83 Freight, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument Number 20200602-0056437, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

MAP & PARCEL NUMBERS

105112P00100CO
105112P00200CO
105112P00300CO
105112P00400CO
105112P00500CO
105112P00600CO
105112P00700CO
105112P00800CO
105112P00900CO
105112P01000CO
105112P01100CO
105112P01200CO
105112P01300CO
105112P01400CO
105112P01500CO
105112P01600CO
105112P01700CO
105112P01800CO
105112P01900CO
105112P02000CO
105112P02100CO
105112P02200CO
105112P02300CO
105112P02400CO
105112P02500CO
105112P02600CO
105112P02700CO
105112P02800CO
105112P02900CO
105112P03000CO
105112P03100CO
105112P03200CO
105112P03300CO
105112P03400CO
105112P03500CO
105112P03600CO
105112P03700CO
105112P03800CO
105112P03900CO
105112P04000CO
105112P04100CO
105112P04200CO
105112P04300CO
105112P04400CO
105112P04500CO
105112P04600CO
105112P04700CO
105112P04800CO
105112P04900CO
105112P05000CO
105112P05100CO
105112P05200CO
105112P05300CO
105112P05400CO
105112P05500CO
105112P05600CO
105112P05700CO
105112P05800CO
105112P05900CO
105112P06000CO
105112P06100CO
105112P06200CO
105112P06300CO
105112P06400CO
105112P06500CO
105112P06600CO
105112P06700CO
105112P06800CO
105112P06900CO
105112P07000CO
105112P07100CO
105112P07200CO
105112P07300CO
105112P07400CO
105112P07500CO
105112P07600CO
105112P07700CO
105112P07800CO
105112P07900CO
105112P08000CO
105112P08100CO
105112P08200CO
105112P08300CO
105112P90000CO

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 06/06/2025 (date of document).

J Spruill
Affiant Signature

06/09/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2025.

Mandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

