This instrument was prepared by:
Paul Downing
Trout Downing, LLC
2494 Santa Barbara Lane
Franklin, TN 37069

Karen Johnson Davidson County
Batch # 1284310 DEEDQC
06/13/2025 01:07:29 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250613-0046173

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
c/o Alexander Janko 601 Merritt Avenue Nashville, TN 37203-4818	c/o Alexander Janko 601 Merritt Avenue Nashville, TN 37203-4818	105-07-0-482.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, 1031 EP1, INC., a California corporation ("**Grantor**") does hereby quitclaim and transfer unto: (i) ALBERT JANKO 2012 QPRT Continuation Trust f/b/o ISABELLE M. MURPHY UTA December 19, 2012, as to a 25% undivided interest; (ii) ABIGAIL JANKO 2012 QPRT Continuation Trust f/b/o ISABELLE M. MURPHY UTA December 19, 2012, as to a 25% undivided interest; (iii) ALBERT JANKO 2012 QPRT Continuation Trust f/b/o ALEXANDER F. JANKO UTA December 19, 2012, as to a 25% undivided interest; and (iv) ABIGAIL JANKO 2012 QPRT Continuation Trust f/b/o ALEXANDER F. JANKO UTA December 19, 2012, as to a 25% undivided interest, AS TENANTS IN COMMON.

("**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in those certain parcels of land (the "**Property**") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is (un)improved property located at 601 Merritt Avenue, Nashville, Tennessee 37203-4818.

The Property is subject to all limitations, restrictions, and encumbrances as may affect such Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this deed this 11th day of June, 2025.

GRANTOR:
1031 EP1, INC.,
a California corporation

By: _____
Name: David Kuns
Title: President

STATE OF CALIFORNIA

COUNTY OF _____

Before me, _____, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of 1031 EP1, Inc., a California corporation, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

WITNESS my hand, at office, this _____ day of _____, 2025.

Please See Attached
California Compliant Certificate S

_____
Notary Public
My Commission Expires: 03-03-2026

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of San Mateo
Subscribed and sworn to (or affirmed) before me
on this 11 day of June, 20 25.
by David Kuns.
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Vkonstan

V. KONSTAN
COMM. 2392795 NOTARY PUBLIC
CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXPIRES 03-03-2026

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

On June 11, 2025 *Date* before me V. Konstan, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared David Kuns *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

V. KONSTAN COMM. 2392795 NOTARY PUBLIC MFR. AAN1 CALIFORNIA SAN MATEO COUNTY MY COMM. EXPIRES 03-03-2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Vkonstan

(Seal)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed - 105-07-0-482.00

Document Date: 11 June 2025 Number of Attached Pages: 4

Signer(s) Other Than Named Above: None

STATE OF CALIFORNIA
COUNTY OF San Mateo

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public

My Commission Expires: 03-03-2026

See California Compliant Jurat
CA Government Code 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of San Mateo
Subscribed and sworn to (or affirmed) before me
on this 11 day of June .20 25.
by David Kuns .
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: V Konstan

V. KONSTAN
COMM. 2392795 MFR. AAN1
NOTARY PUBLIC
CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXPIRES 03-03-2026

EXHIBIT A

PROPERTY DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(S) 10, as shown on the map entitled HAMILTON LANDS INDUSTRIAL SUBDIVISION, of record in Book 3600, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1031 EP1, Inc., a California corporation by Deed from 601 Merritt Owner LLC, a Tennessee limited liability company, of record in Instrument No. 20250129-006972, in the Register's Office of Davidson County, Tennessee.