RECORD AND RETURN TO:
712 Fourth LP
c/o Promanas
6564 South State Road, Suite 400
Saline, MI 48176

QUITCLAIM CONSOLIDATION DEED

Karen Johnson Davidson County
Batch# 1289191 DEEDQC
06/24/2025 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250624-0049597

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of June, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
712 Fourth LP C/O Promanas 6564 South State Road, Ste 400 Saline, MI 48176	New owners	093 15 0 018.00 093 11 0 117.00 093 15 0 019.00 093 15 0 020.00

THIS DEED OF CONSOLIDATION made and entered into on this the 24th day of June, 2025, by and between **712 Fourth LP,** whose address is C/O Promanas, 6564 South State Road, Ste 400, Saline, MI 48176, FIRST PARTY, and **712 Fourth LP,** whose in care of tax mailing address is C/O Promanas, 6564 South State Road, Ste 400, Saline, MI 48176, SECOND PARTY.

WHEREAS, First and Second Parties have previously entered into and executed Deeds of record in Instrument No. 20230602-0041563 and Instrument No. 20230605-0042057 in the Office of the Davidson County Register of Deeds. Whereas, the parties now wish to consolidate the legal descriptions contained in the aforesaid mentioned deeds. The consolidated legal description is attached as **"EXHIBIT A" ATTACHED HERETO.**

WHEREAS, all the parties hereto wish to enter into this deed for the purpose of consolidating the legal description attached to the herein deed.

WITNESSETH: For no consideration paid, as the First and Second Parties are the current owners of the herein described real property and the First Party quitclaimed and by these presents to hereby quitclaim all our right, title and interest unto Second Party, in fee simple, its heirs and assigns forever, the following described property more particularly described as follows, to-wit:

That certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

See Attached Exhibit A

WITNESS MY HAND, this 24th day of June, 2025.

Grantor

712 Fourth LP

Mitchell McMullen

Mitchell McMullen
Title: Investment Associate

STATE OF Michigan
COUNTY OF Washtenaw

Personally appeared before me, a Notary Public, **Mitchell McMullen, as** Investment Associate **of 712 Fourth LP, Grantor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as said Investment Associate of **712 Fourth LP** for the purposes therein contained on behalf of **712 Fourth LP.**

WITNESS my hand and seal, this 24 day of June, 2025

RACHEL MILLS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires November 20, 2026
Acting in the County of Washtenaw

Notary Public

Rachel Mills

Printed Notary Name

My commission expires: 11/20/2026

EXHIBIT A

Being a tract of land in the 19th Council District of Davidson County Tennessee, said tract being Lots 32 – 37 on the Plan of John W. Campbell's Addition to South Nashville, as of record in Book "U", Pages 682 & 683, Register's Office for Davidson County, Tennessee and being more particularly described as follows;

Beginning at a ½" Iron Rod capped Elliott on the southeast intersection of 4th Avenue South (49.5' R.O.W.) and Elm Street (R.O.W. varies) Thence with the southern margin of said Elm Street North 62 degrees 25 minutes 44 seconds East for 138.50 feet to a ½" Iron Rod capped Elliott;

Thence leaving said Elm Street and along the western margin of Alley #147 (10' R.O.W.) South 27 degrees 34 minutes 47 seconds East for 105.81 feet to ½" Iron Rod capped Elliott;

Thence South 27 degrees 35 minutes 41 seconds East for 34.45 feet to a RR spike found;

Thence South 27 degrees 34 minutes 38 seconds East for 205.83 feet to a ½" Iron Rod found;

Thence leaving said Alley #147 and along the northern margin of Ash Street (40' R.O.W.), South 62 degrees 24 minutes 13 seconds West for 138.47 feet to a ½" Iron Rod capped Elliott;

Thence leaving said Ash Street and along the eastern margin of said 4th Ave S, North 27 degrees 35 minutes 06 seconds West for 346.15 feet to the point of beginning, said tract containing 47,933 square feet or 1.100 acres more or less and being according to a boundary survey by Clint Elliott Survey dated 04-13-2025.

Being the same property conveyed to 712 Fourth LP from Michael J. Yarbrough, Trustee, Under the Michael J. Yarbrough Revocable Trust dated June 16, 2016 by Quitclaim Deed dated June 1, 2023 of record in Instrument No. 20230602-0041563, and by QuitClaim Deed to 712 Fourth LP from AGB 4th Ave, LLC, Wildcats, LLC, Hall Avenue, LLC, Garfield Street, LLC, Shinsville, LLC Melrose Street Capital, LLC and Schmeepville, LLC dated May 31, 2023 and of record in Instrument No. 20230605-0042057, both in the Office of the Davidson County Register of Deeds.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 24, 25 (date of document).

Jennifer Pennell

June 24, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 24, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028