QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1295203 DEEDQC
07/08/2025 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250708-0053702

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Pinson Property Group, LLC	**Same as New Owner**	
	(NAME)	
201 Summit View Dr., Ste. 110		**043-10-0E-103.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **PICTURESQUE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **PINSON PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit 103, as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Soren Homeowners Association, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220502-0050846, First Amendment of record at Instrument No.20220505-0051992 and Second Amendment of record at Instrument No. 20230803-0060210, as corrected at Instrument No. 20230807-0061034, and amendment to Bylaws in Instrument No. 20231031-0084941, 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 the same property conveyed to Picturesque Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Dupont Propco, LLC a Delaware Limited Liability Company dated May 31, 2024 and filed for record on June 4, 2024 as Instrument No. 20240604-0041388, in the Register's Office for Davidson County, Tennessee.

This being improved property more commonly known as:
700 North Dupont Avenue #403, Madison, TN 37115.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 8 **day of July, 2025.**

PICTURESQUE PROPERTIES, LLC

By: _____
Brian Pinson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Pinson, 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 Sole Member of Picturesque Properties, LLC, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing on behalf of Picturesque Properties, LLC, as its Sole Member.

WITNESS my hand and official seal this 8 day of July, 2025.

_____
Notary Public

My Commission Expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Leslie Hayes, 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 July 8, 2025.

Date

Affiant Signature

July 8, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of July, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)