Karen Johnson Davidson County
Batch# 1296789 DEEDQC
07/11/2025 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250711-0054666

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax or legal consequences. Williamson County Escrow & Title, Inc., Westcott Law PLLC and Wes Weigel shall not be responsible for any matter that could have been resolved by a full and complete title examination and tax related counsel.

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE) COUNTY OF Davidson) I hereby swear or affirm that the actual consideration for this transfer, is Zero Dollars ($0.00). Affiant Subscribed and sworn to before me, on this 11th day of July, 2025. Notary Public My commission expires: March 9, 2027

This Instrument Was Prepared By:
Williamson County Escrow & Title, Inc.
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number(s)
Music City West, LLC	SAME AS NEW OWNER	103-01-0-133.00
1406 Charlotte Ave.		
Nashville, TN 37203		

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, receipt and legal sufficiency of which are hereby acknowledged, **Guerrier Development, LLC**, a Tennessee limited liability company, "Grantor" does hereby convey, devise, grant and quitclaim unto **Music City West, LLC**, a Tennessee limited liability company, "Grantee", its successors, and assigns forever, any and all of Grantor's right, title and interest in and to the following described real property located in the Davidson County, Tennessee, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by this reference.

This is ( ) unimproved (X) improved property with an address of 408 American Drive, Nashville, Tennessee 37209.

SIGNATURE PAGE TO QUITCLAIM DEED

WITNESS our hands on this the 3rd day of July, 2025.

Guerrier Development, LLC,
a Tennessee limited liability company

By: _____
Name: Elde Guerrier
Its: Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elde Guerrier with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be a Member of Guerrier Development, LLC, a Tennessee limited liability company, and that as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand, at office, on this 3rd day of July, 2025.

Melody Campbell
NOTARY PUBLIC

My Commission Expires: 11-21-27

MELODY CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the plan of A Revision of Lot 3 of Charlotte Park Commercial Area, of record in Plat Book 8250, Page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Music City West, LLC, a Tennessee limited liability company, of record in Instrument No. 20241226-0099626, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Stephen M. Montgomery, 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 11, 2025* (date of document).

Affiant Signature

July 11, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: March 9, 2027

NOTARY'S SEAL

