THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1297941 DEEDQC
07/15/2025 02:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250715-0055857

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Taiti, LLC P.O. Box 60085 NASHVILLE, TN 37206	New Owner	10513018000

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **GOTHAM CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by these presents do hereby quitclaim and convey unto **TAITI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, all their right, title and interest in and to the following described tract of land:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Being the northerly 56 feet of Lot No. A on the Map of a Subdivision of the M. B. McAlister Homeplace as shown on plat of record in Book 843, page 15, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 56 feet on the easterly side of 12th Avenue South, as widened, and runs back between lines, along the southerly margin of an alley, 149.5 feet, more or less, to another alley in the rear, measuring 56. 0 feet thereon.

BEING the same property conveyed to McAleer Development, LLC Warranty Deed from Music City Holdings, LLC dated October 13, 2020 and filed of record in Instrument No. 20201015-0119973, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company, by Warranty Deed from McAleer Development, LLC, a Tennessee limited liability company dated October 29, 2020 and filed of record in instrument no. 20211103-0147354, Register's Office for Davidson County, Tennessee, on November 03, 2021.

Being the same property conveyed to Gotham Contracting, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company, of record in Instrument No. 20211109-0149646. Register's Office for Davidson. Tennessee.

Being also known as 2108 12th Ave S, Nashville, TN 37204.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

[signatures of following page]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11 day of JULY, 2025.

Gotham Contracting, LLC,
a Tennessee limited liability company

By: _____
Matthew Robb - President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Matthew Robb**, 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 Member of Gotham Contracting, LLC, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of JULY 2025.

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
11 day of JULY 2025.

_____
Affiant

My commission expires: 9/8/25
(Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 15. 2025.

Affiant Signature

15th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028