This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1299874 DEEDQC
07/21/2025 07:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250721-0056953

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
James A. Mikolinski, Sr. Elisa Mikolinski 1000 Southside Place Nashville, TN 37203	Same As New Owner	105012V00100CO

QUITCLAIM DEED

The undersigned, **1200 Sigler LLC, a Tennessee limited liability company**, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **Brittany Victoria Beckerman and James Allen Mikolinski, Jr., husband and wife,** in and to the following properties located in Rutherford County, Tennessee:

Land in Davidson County, Tennessee, being Lot 1 on the Final Plat Re-Subdivision of Lot 86 on the Plat of Sigler's Addition, filed for record as Instrument No. 20250617-0047345, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to 1200 Sigler, LLC, a Tennessee limited liability company by Warranty Deed from Nashville Orient Ancient And Accepted Scottish Rite Masonic Temple, dated February 25, 2025 and record on February 27, 2025 as Instrument No. 20250227-0014605, Register's Office for Davidson County, Tennessee.

This is unproved property known as: 1200 Sigler Street, Nashville, TN 37203

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of July 2025

1200 Sigler, LLC

By: _____
Jay Mikolinski, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James Allen Mikolinski,** SR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of 1200 Sigler, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Sole Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of July 2025.

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV. 8, 2028

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the ~~23rd day of April 2019.~~ 11th day of July, 2025

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV. 8, 2026

Notary Public

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 11th day of July, 2025

Robert L. Scruggs, Affiant 7/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 18th day of July, 2025

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires 9.8.2025