Karen Johnson Davidson County
Batch # 1301956 DEEDQC
07/24/2025 03 49 37 PM 3 pgs
Fees $17 00 Taxes $0 00

20250724-0058747

THIS INSTRUMENT PREPARED BY:
Klein Solomon Mills, PLLC
Attn: Michael J. Mills
1322 4th Ave N
Nashville, TN 37208
615-549-6630

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 24 day of July, 2025.

NANCY NORMAN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary Public

My commission expires: 5-9-26

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
4406 Harding Place LLC 55 Music Square East, Suite A Nashville, TN 37203-4324	New Owner	MP13007002000-13007014200

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **DAC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases, remises, quitclaims and gives unto **4406 HARDING PLACE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the Grantee, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows.

Tract No. I: 130-07-0-020.00-Fee Simple Interest

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Revision Plat of Lot 3 Dortch & Wilmerding and parts of Lots 196 & 197 MA of Royal Oaks Land Company's Plan of Lots of record in Plat at Instrument No. 20180322-0027170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Tract No I· Being the same property conveyed to DAC Properties, LLC from Alan M Reback, Trustee of the Feltwell Trust, by Warranty Deed of record in Instrument No

20201028-0124955, Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 28, 2020.

Tract No II 130-07-0-142.00 -Leasehold Interest

Land in Davidson County, Tennessee, being described as the "Crossed Hatched Area" Representing the Lease Area on the Plan of Final Plat, Revision Plat of Lot 3 Dortch & Wilmerding and parts of Lots 196 & 197 MA of Royal Oaks Land Company's Plan of Lots of record in Plat at Instrument No. 20180322-0027170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract No. II: Being a portion of the same property conveyed to Frank W. Hunger by Deed of record in Instrument No. 20050630-0075674, Register's Office for Davidson County, Tennessee. Further being the same property leased to William L Brooks and wife, Margaret D Brooks as evidenced by Lease of record in Book 6055, Page 314, Register's Office for Davidson County, Tennessee

William L Brooks conveyed his interest in the leasehold to Margaret Dortch Brooks by Quitclaim Deed of record in Book 7460, Page 156; Margaret Dortch Brooks conveyed the leasehold to William L. Brooks and wife, Margaret Brooks by Quitclaim Deed of record in Book 8737, Page 185; William L. Brooks and wife, Margaret Brooks conveyed the leasehold to Shannon B Terry and Falon Terry, husband and wife by Warranty Deed of record in Instrument No. 20180228-0018708, Shannon B Terry and Falon Terry, husband and wife conveyed the leasehold to Richard B. French by Warranty Deed of record in Instrument No 20181115-0112586; Richard B. French, unmarried conveyed the leasehold to Alan M Reback, Trustee of the Feltwell Trust by Warranty Deed of record in Instrument No. 20191212-0128091, Register's Office for Davidson County, Tennessee; Alan M. Reback, Trustee of the Feltwell Trust conveyed the leasehold to DAC Properties, LLC by Warranty Deed of record in Instrument No. 20201028-0124955, Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters or record, including all items set out on any applicable plat of record

This is improved property known as **4406 Harding Place, Nashville, TN 37205**

The subject property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

[signature page follows – remainder of page left intentionally blank]

Witness the hand this 24th day of July, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

DAC Properties, LLC,
a Limited Liability Company

By
Dave Arnholt, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dave Arnholt, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the Managing Member of DAC Properties, LLC, a Limited Liability Company, the herewith named Grantor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member

Witness my hand and Notarial Seal at office this 24th day of July, 2025.

Nancy Norman
Notary Signature

Printed Name: Nancy Norman

My commission expires 5-9-26

NANCY NORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY