QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

QCD-JTG-25-1227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Stonegate Acquisitions LLC, a Tennessee limited liability company and Inheritance Holdings, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**10503030300**
1227 1st Ave. South,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE 1/2 OF THE ABANDONED ALLEY WITH MAP AND PARCEL NO. 10503030300.

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND INHERITANCE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND INHERITANCE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Tract 1: (1227 1st Ave. S, Nashville, TN 37210)

Land in Davidson County, Tennessee, being Lot No 32 on the Plan of Resubdivision of D F. Wilkins Property of record in Plat Book 421, Page 148, in the Register's Office for a more complete description of the property

Being the same property conveyed to Inheritence Holdings, LLC, a Tennessee limited liability company and Stonegate Acquisitions LLC, a Tennessee limited liability company by Deed as of record in Instrument No 20250211-0010463, Register's Office for Davidson County, Tennessee.

Tract 2: (1/2 of the Abanadoned Alley #169)

Half of the portion of Alley #169 Right-of-Way and Easement abandoned and closed by Metro Council Ordinance BL2025-900 of and adjacent to Lot 32 on the Plan of Resubdivision of D F Wilkins Property of record in Plat Book 421, Page 148, R O D C , TN

Being a portion of Alley #169, of record in Ordinance No BL2025-900 (attached herewith and marked Exhibit "A") Davidson County Clerk's Office, Tennessee.

This is **improved** property known as **1227 1st Ave. South, Nashville, Tennessee 37210**

Karen Johnson Davidson County
Batch # 1306486 **DEEDQC**
08/06/2025 03 08.16 PM 14 pgs
Fees $72 00 Taxes $0 00

20250806-0062552

Witness my/our hand(s) this the 4 day of August 2025

Stonegate Acquisitions LLC

BY _____
John Gleaves
Authorized Agent

Inheritance Holdings, LLC, a Tennessee limited liability company

BY _____
DaVon Brooks
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of STONEGATE ACQUISITIONS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 4th of August, 2025.

_____
Notary Public
My Commission Expires _____
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVON BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of INHERITANCE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 4th of August, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

EXHIBIT "A"

ORDINANCE NO. BL2025 - 900

An ordinance authorizing the abandonment of Unnumbered Alley right-of-way from 1st Avenue South to Alley #169. (Proposal Number 2025M-001AB-001)

WHEREAS, DaVon Brooks ("Applicant") has requested that an Unnumbered Alley, between 1st Avenue South and Alley #169, be abandoned; and,

WHEREAS, the abutting property owners have consented to the abandonment; and,

WHEREAS, the alley proposed for abandonment is of no further use for Metropolitan Government of Nashville and Davidson County purposes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That abandonment of Unnumbered Alley right-of-way, from 1st Avenue South to Alley #169, as depicted on the maps attached hereto and incorporated by reference, is hereby approved.

Section 2. That utility easements are herein retained by the Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies operating under franchise(s) from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and to do any and all things necessary and incidental thereto.

Section 3. In the event there is proposed any construction over, above, or under said existing utilities, that said construction shall have the approval of the Director of Nashville Department of Transportation and Multimodal Infrastructure ("NDOT") and/or the Director of Water and Sewerage Services, together with the approval of any other pertinent departments of the Metropolitan Government or other governmental agency, including the Nashville Electric Service

Section 4. That the Director of NDOT be and hereby is authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on the Geographic Information Systems (GIS) Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 5. Amendments to this legislation may be approved by resolution.

Section 6. This ordinance shall take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

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RECOMMENDED BY:

Signed by
Diana W. Alarcon
AC74F1CC700F4DA

Diana W. Alarcon, Director
Nashville Department of Transportation
and Multimodal Infrastructure

APPROVED AS TO FORM AND LEGALITY:

DocuSigned by
Erica Haber
D4F54A5815BD454

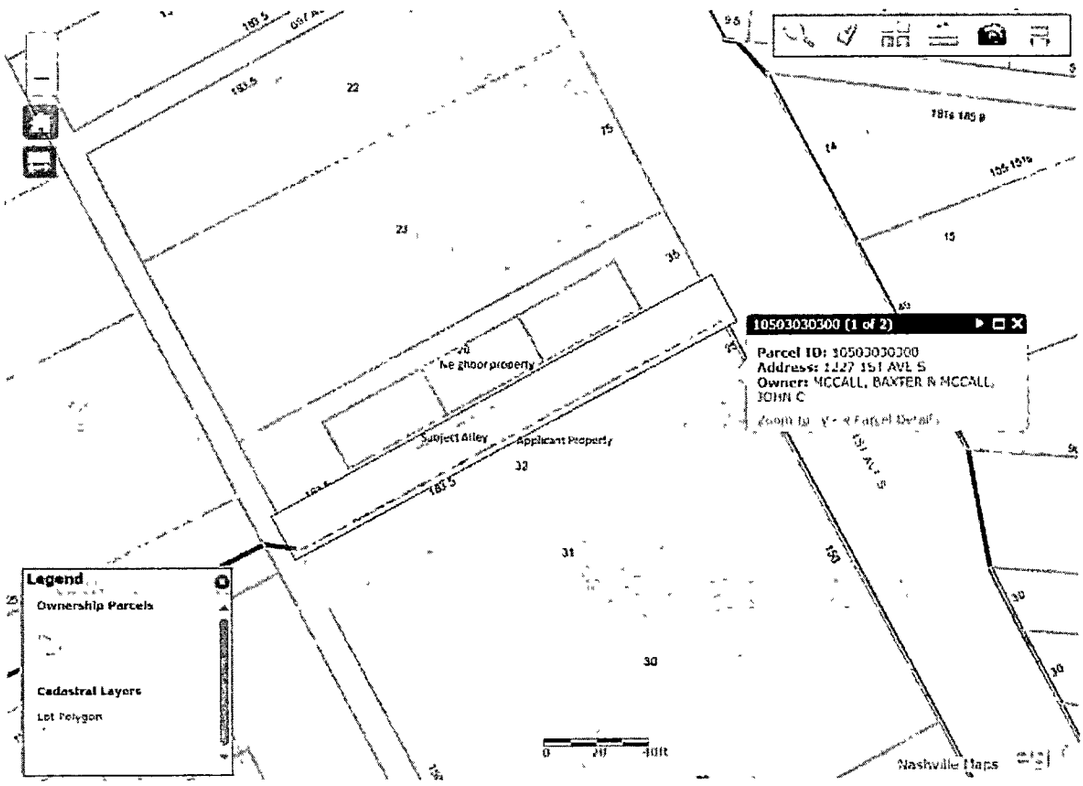
Assistant Metropolitan Attorney

INTRODUCED BY.

Member(s) of Council

Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

Proposal: 2025M-001AB-001
Map 105-3
Council District 17



Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

Nashville Department of Transportation & Multimodal Infrastructure
750 South 5th Street ◆ Nashville, TN 37206 ◆ (615) 862-8750 ◆ www.nashville.gov/pw

Mandatory Referral Application: PERMANENT *Street / Alley Closure*

**** Before filing this application, please review checklist on the back of this application. ****

Mandatory Referral Project No. _____ Date Submitted: _____
(Metro Planning staff assigns project #)

Closure Type:
☐ Street
☒ Alley

Easements:
☒ Retain utilities
☐ Abandon utilities & relocate at applicant's expense

STREET / ALLEY LOCATION: Street Name(s) / Alley Number(s) _____

Street / Alley Located Between? Alley situated between 1227 1st Ave South and 1225 1st Ave South, Nashville TN 37210

Reason for Closure:

Unimproved Alley, the abandonment of which does not hinder rear accesibility to the adjoinng lots and better serves the development pattern of the neighborhood

Applicant: ~~All correspondence will be mailed to the applicant~~

☐ Architect ☐ Engineer ☐ Property Owner ☑ Other:

Name: DaVon Brooks

Business:

Address: 180 Wallace Rd, T12

City: NAshville State: TN Zip: 372111

Phone: (615) 307 - 6705 (615) 414-6884
business home business mobile

Fax: _____
business home business mobile

E-mail: davon@inheritanceholdings.com

Applicant's Signature

Filing Fee (All application fees are non-refundable)

Street / Alley Closure $300.00

Amount paid $ 300.

Accepted by: S CAIN Date: 2-21-2025

Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Nashville Department of Transportation for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required)	Address	Phone #	Map	Parcel
LYNN NATION, LLC	1225 A-C 1ST AVE S Nashville, TN 37210	(212) 380-7300		105030X00100CO
Inheritance Holdings, LLC BROOKS DAVON Signed by: 2/12/2025 553D4BCA933D4AB	180 Wallace Rd. T12 Nashville, TN 37211	615-307-6705		10503030300
Stonegate Acquisitions, LLC Paul Simyu Signed by: 2/12/2025 BC138514E99C4DC	146 Southridge Dr Nashville, TN 37207	615-881-8761		10503030300

Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

I, Michael Lynn hereby attest that I have the authority to sign on behalf of the entity below and as such am authorized to sign on its behalf regarding authorization of the abandonment of the Alley

located between 1225 1st Ave S.

and 1227 1st Ave S

Legal Name of Business Entity: Lynn Nahan LLC

Business Entity registered in Nashville, TN in Davidson County, TN.

Printed Name of Person Authorized to sign

Michael Lynn

Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

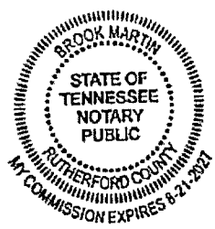
I have read the foregoing Affidavit and it is true and correct.

Signature _____

Print Name Michael Lynn

Signature Date Jan 5, 2025

Notary Public - Brook Martin
Signature - Brook Martin
Date - 1/5/2025



- Affidavit must be notarized to be accepted.

Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

I, Paul Simiyu hereby attest that I have the authority to sign on behalf of the entity below and as such am authorized to sign on its behalf regarding authorization of the abandonment of the alley

located between 1225 1st Ave S, Nashville, TN 37210

and 1227 1st Ave S, Nashville, TN 37210

Legal Name of Business Entity: Stonegate Acquisitions LLC

Business Entity registered in Davidson County, TN.

Printed Name of Person Authorized to sign

Paul Simiyu

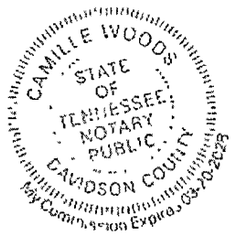
Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

I have read the foregoing Affidavit and it is true and correct.

Signature Camille Woods

Print Name Camille Woods

Signature Date 02-20-25



- Affidavit must be notarized to be accepted.

Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

I, DaVon Brooks hereby attest that I have the authority to sign on behalf of the entity below and as such am authorized to sign on its behalf regarding authorization of the abandonment of the alley

located between 1225 1st Ave S, Nashville, TN 37210

and 1227 1st Ave S, Nashville, TN 37210

Legal Name of Business Entity: Inheritance Holdings, LLC

Business Entity registered in Davidson County County, TN.

Printed Name of Person Authorized to sign

DaVon Brooks

Docusign Envelope ID 48587B98-132E-4632-9450-969552C6E098

I have read the foregoing Affidavit and it is true and correct.

Signature _____

Print Name DaVon Brooks

Signature Date 2/14/2025

DESTINEE BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXPIRES AUG. 10, 2027

X Destinee Brooks
2/14/25

- Affidavit must be notarized to be accepted.

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Bill No. BL2025- 900

An ordinance authorizing the abandonment of Unnumbered Alley right-of-way from 1st Avenue South to Alley #169. (Proposal Number 2025M-001AB-001).

2025 JUN 10 PM12:24
FILED METROPOLITAN CLERK

Introduced JUN 17 2025

Passed First Reading JUN 17 2025

Amended _____

Passed Second Reading JUL 01 2025

Passed Third Reading JUL 15 2025

Approved JUL 16 2025

By _____
Metropolitan Mayor