This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1306606 DEEDQC
08/07/2025 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250807-0062699

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
NAS Renovations, LLC (NAME)	Same as New Owner (NAME)	081-06-0-420
401 South Mount Juliet Road 235-125 (STREET ADDRESS)	(STREET ADDRESS)	
Mount Juliet, Tennessee 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **NAS Renovations, LLC, a Texas Limited Liability Company** Grantor(s), does hereby quitclaim and convey unto **NAS Renovations, LLC, a Tennessee Limited Liability Company** the Grantees herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 32, in the SUBDIVISION OF PART OF LOT NO. 16 OF THE NICHOL PROPERTY, a plan of such subdivision is recorded in Plan Book 2, Page 49, in the Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NAS Renovations LLC, a Texas Limited Liability Company by Deed dated June 27, 2024 from Music City Financial, LLC, a Texas Limited Liability Company, recorded July 8, 2024, in Instrument Number 20240708-0050698, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20240703-0050484, dated June 28, 2024, Register's Office for said County.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 2301 Seifried St. Nashville, Tennessee 37208

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 6th day of August, 2025.

Affiant

My commission expires: 8/21/29
(Affix Seal)

Notary Public

RESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 6th day of August, 2025.

NAS Renovations, LLC

Rohe N. Eshbaugh, Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rohe N. Eshbaugh, Manager of NAS Renovations LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Manager of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of August, 2025.

Notary Public

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 5/21/29

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **8/6/25** (date of document).

Affiant Signature

8/6/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **6th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202508070062699