QUITCLAIM DEED

CARRIE SITZMANN
Notary Public, State of Utah
Commission # 735397
My Commission Expires On
January 31, 2028

This deed was prepared based solely upon information supplied by the Grantor, and [illegible] title search.

Karen Johnson
Batch # 1306846
08/08/2025 09:25:00 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250808-0063028

STATE OF Utah, COUNTY OF Salt Lake

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on July 31, 2025.

NOTARY PUBLIC

My Commission Expires: January 31, 2028

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael B Falk LLC 2007 Beech Avenue Nashville, TN 37204	Michael B. Falk 1461 Sumac Drive Logan, UT 84321	105-10-0O-003.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Michael B. Falk, an unmarried man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Michael B Falk LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Beech Avenue Lofts, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20160519-0050358 in the Register's Office 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 Michael B. Falk, an unmarried man, by Warranty Deed from Bhavani Dinakar Prasad and wife, Suman Prasad of record in Instrument No. 20201214-0146260 Register's Office for Davidson County, Tennessee, dated December 8th, 2020, and recorded December 14th, 2020.
>
> This is improved property, known as 2007 Beech Avenue, Nashville, TN 37204.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on JULY 31, 2025.

Michael B. Falk

STATE OF Utah

COUNTY OF Salt Lake

On July 31, 2025, before me personally appeared Michael B. Falk, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 31, July, 2025.

CARRIE SITZMANN
Notary Public, State of Utah
Commission # 735397
My Commission Expires On
January 31, 2028

NOTARY PUBLIC

My Commission Expires: January 31, 2028