THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1313044 DEEDQC
08/21/2025 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250821-0066958

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Aaron Armstrong and Brett Diaz 1400 5th Ave North Nashville, TN 37208	NEW OWNERS	07110M00100CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **OWEN DEVELOPMENT, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **AARON ARMSTRONG AND BRETT DIAZ,** their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Homes at 315 Edith Avenue, a Horizontal Property Regime of record in Exhibit "B" in the Declaration for Homes at 315 Edith Avenue, a Horizontal Property Regime of record in Instrument No. 20231212-0095822, 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 a portion of the same property conveyed to PEP Meridian Park, LLC, a Delaware Limited Liability Company by Special Warranty Deed from 1801 Meridian Partners, a Tennessee General Partnership of record in Instrument No. 20200227-0021963, Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded on February 27, 2020.

Being a portion of the same property conveyed to PEP Meridian Park, LLC, a Delaware Limited Liability Company by Quitclaim Deed from PEP Meridian Park, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200612-0060451, Register's Office for Davidson County, Tennessee, dated June 11, 2020 and recorded on June 12, 2020.

Being a portion of the same property conveyed to Owen Development, LLC, a Tennessee limited liability company by Warranty Deed from PEP Meridian Park, LLC, a Delaware Limited Liability Company, dated November 8, 2022 and recorded November 10, 2022 in Instrument No. 20221110-0120552, Register's Office of Davidson County, Tennessee.

Commonly known as: 315A Edith Avenue, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
21st day of August 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21st day of August 2025.

Owen Development, LLC
By:
Aaron Armstrong
Member

By:
Brett Diaz
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Aaron Armstrong with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Member of **Owen Development, LLC**, the within named bargainor, a limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Partnership for the purposes therein contained.

Witness my hand this ~~19th~~ 21st day of August 2025.

Notary Public
My Commission expires 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Brett Diaz with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Member of **Owen Development, LLC**, the within named bargainor, a limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Partnership for the purposes therein contained.

Witness my hand this 21st day of August 2025.

Notary Public
My Commission expires 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 21. 2025.

Affiant Signature

21st day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028