THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Cai Office Number 3, LLC
1400 South Street
Nashville, TN 37212

Send Tax Bill to:
New Owner

Map/Parcel Number
051-15-0 012.00

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 17 day of July ,2025.

Notary Public

My Commission Expires:
3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARSHALL GOINS AND CAROLYN GOINS, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **CAI OFFICE NUMBER 3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as **1400 South Street, Nashville, TN 37212.**

Karen Johnson Davidson County
Batch# 1313949 DEEDQC
08/25/2025 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250825-0067786

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of July, 2025.

MARSHALL GOINS

CAROLYN GOINS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARSHALL GOINS AND CAROLYN GOINS,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2025.

My commission expires: 7/17/28 Notary Public

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Exhibit A

TRACT I:
Land in Davidson County, Tennessee, being the southerly half of the easterly half of Lot No. 67 on the Plan of Sigler's Addition, as of record in Plan Book 1, Page 4, Chancery Court at Nashville.

Said part of Lot No. 67 fronts 50 feet on the northerly side of South Street and runs back between parallel lines with the westerly margin of 14th Avenue South 102-1/2 feet to a dead line.

INCLUDED in the above description, but EXCLUDED therefrom is that property described in Book 4317, Page 665, in the Register's Office of Davidson County, Tennessee, being part of Lot 67 on the Plan of Sigler's Addition, as of record in Plan Book 1, Page 4, Chancery Court at Nashville, described as follows:

BEGINNING at a point, said point being located at the intersection of South Street and 14th Avenue South; thence along the northerly margin of South Street in a westerly direction a distance of 24 feet, more or less, to a point; thence along a curve defined by a radius of 25 feet on a northeasterly direction a distance of 39.2 feet, more or less, to a point located on the westerly margin of 14th Avenue South; thence along said margin in a southerly direction a distance of 24 feet, more or less, to the point of beginning and containing 115 square feet, more or less.

TRACT II:
Land in Davidson County, Tennessee, being the northerly half of the easterly half of Lot No. 67 on the Plan of Sigler's Addition, as of record in Plan Book 1, Page 4, Chancery Court at Nashville.

Said part of Lot No. 67 fronts 102-1/2 feet on the westerly side of 14th Avenue South, formerly Saffrons Street, and runs back between parallel lines, with the southerly margin of an alley, 50 feet to a dead line.

Being the same property conveyed to the Grantor(s) by Deed of record in Instrument Number 20250718-0056804, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/17/25.

Affiant Signature

8/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY