Quitclaim Deed 2025-27 Karen Johnson Davidson County Batch# 1314040 DEEDQC 08/25/2025 02:16:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20250825-0067902	State of Tennessee County of Davidson The actual consideration for this transfer is -0-. Affiant Subscribed and sworn to before me this the 22 day of August, 2025 Notary Public My Commission Expires: Notary Public State of Florida Lauren Morales My Commission HH 187840 Exp. 10/17/2025

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
MUSIC CITY REBEL, LLC 1080 Brickell Avenue Unit 4400 Miami, FL 33131	NEW OWNER	104080Q00100CO

KNOW ALL MEN BY THESE PRESENTS that **Five Star Marketing & Promotions, Inc, a Florida corporation**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **MUSIC CITY REBEL, LLC**, their/his/her heirs and assigns, their/his/her 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 A, 1606 16th Ave Residences, a Horizontal Property Regime with private elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20190808-0078805, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Five Star Marketing & Promotions, Inc, a Florida Corporation by Warranty Deed from 1606 Music Row, LLC, a Tennessee Limited Liability Company, dated August 03, 2023 and recorded on August 10, 2023 of recorded in Instrument No. 20230810-0061991, in the Register's Office of Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1606 16th Avenue S, Unit A, Nashville, TN 37212-2908.

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

WITNESS my hand this the 22 day of August, 2025.

Five Star Marketing & Promotions, Inc., a Florida corporation
BY: Gregory Philoctete, President

State of
County of

Before me, the undersigned authority of the state and county mentioned, personally appeared **Gregory Philoctete**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President(or other officer authorized to execute the instrument) of **Five Star Marketing & Promotions, Inc., a Florida corporation** the within named bargainor, a corporation, and that such President or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a corporation as President

Witness my hand and seal this 22 day of August, 2025.

NOTARY SIGNATURE
Notary Expires:

Notary Public State of Florida
Lauren Morales
My Commission
HH 187840
Exp.10/17/2025

Tennessee Certification of Electronic Document

I, April G Nichols 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 8-22-2025 (date of document).

Affiant Signature

August 22, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

