Prepared By:
Demell Jenkins
516-584-7429

After Recording Return To:
675 N Mt Juliet Rd
Mt Juliet, Tennessee 37122

Karen Johnson Davidson County
Batch # 1315591 DEEDQC
08/28/2025 09:52:31 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20250828-0068884

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 6, 2025 THE GRANTOR(S),

Demell Jenkins ("Grantor"), a married person, of 38 Plushstone, Rancho Santa Margarita, Orange County, California 92688

Damon lewis ("Grantor"), a single person, of 617 Powell's lane, Westbury, Nassau County, New York 11590-2444

James Ng ("Grantor"), a married person, of 136 Brower Ave, Rockville Centre, Nassau County, New York 11570

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

NiFe LLC, ("Grantee") Damon Lewis, Partner, residing at 116 Agnes Rd ste 200, Knoxville, KNOX County, Tennessee 37919

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

Prior instrument reference: Book 20240913, Page 0070911.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer between members of an LLC to the LLC

Tax Parcel Number: 093090G02300.CO

Mail Tax Statements To:
Southern Bank of Tennessee
675 N Mt Juliet Rd
Mt Juliet, Tennessee 37122

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 8/4/2025

Demell Jenkins
38 Plushstone
Rancho Santa Margarita, California, 92688

Grantor Signatures:

DATED: 8/6/25

Damon Lewis

Damon lewis
617 Powell's lane
Westbury, New York, 11590-2444

Grantor Signatures:

DATED: 8/6/25

James Ng
136 Brower Ave
Rockville Centre, New York, 11570

Grantor Signatures:

DATED:_____

_____

Demell Jenkins
38 Plushstone
Rancho Santa Margarita, California, 92688

Grantor Signatures:

DATED:_____

_____

Damon lewis
617 Powell's lane
Westbury, New York, 11590-2444

Grantor Signatures:

DATED: 8/27/25

_____

James Ng
136 Brower Ave
Rockville Centre, New York, 11570

STATE OF NEW YORK, COUNTY OF NASSAU, ss:

On this 27 day of August, 2025 before me, the undersigned, a notary public in and for said state, personally appeared James Ng, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed this instrument.

Angelica Castillo

Notary Public

ANGELICA A CASTILLO
Notary Public - State of New York
NO. 01CA0016534
Qualified in Nassau County
My Commission Expires Nov 17, 2027

Notary Public

Title (and Rank)

My commission expires NOV 17, 2027

STATE OF NEW YORK, COUNTY OF ~~NASSAU~~ SUFFOLK, ss:

On this 6th day of August, 2025, before me, the undersigned, a notary public in and for said state, personally appeared Damon lewis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed this instrument.

Angela K. Martino
Notary Public

Notary Public
Title (and Rank)

My commission expires July 21, 2027

ANGELA K MARTINO
Notary Public - State of New York
No. 01MA0011550
Qualified in Suffolk County
My Commission Expires July 21, 2027

STATE OF New York, COUNTY OF Nassau, ss:

Nil Hurtado
Notary Public

Notary Public
Title (and Rank)

My commission expires

NIL M HURTADO
Notary Public - State of New York
NO. 01HU6428932
Qualified in Suffolk County
My Commission Expires Jan 31, 2026

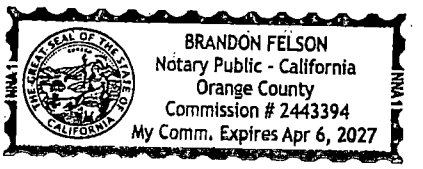
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On 8/4/25 before me, Brandon Felson, Notary Public, personally appeared Demell Jenkins, who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



_____ (Notary Seal)
Signature of Notary Public

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

_____
Affiant
Affiant's Name: Demell Jenkins

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A" TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

Unit 713 as established by the Declaration of Condominium Regime for The Pullman Condominiums (A Condominium Community in Davidson County, Tennessee), of record as Instrument No. 20240715-0053179, Register's Office of Davidson County, Tennessee (the "Declaration"), to which reference is hereby made for a more complete description, together with easements appurtenant to said unit, and an undivided percentage interest in the common elements allocated to said unit, as set forth in said Declaration.

Being a portion of the same property conveyed to NASHVILLE GULCH PII JV HOLDINGS, a Delaware general partnership, by Special Warranty Deed from 12D Nashville Land Partners, LP, a Delaware limited partnership, of record as Document No. 20220216-0018086 Register of Deeds Office of Davidson County, Tennessee, dated February 10, 2022 and recorded on February 16, 2022.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Affiant

Subscribed and sworn before me, this 22 day of August, 2025.

Notary

NIL M HURTADO
Notary Public - State of New York
NO. 01HU6428932
Qualified in Suffolk County
My Commission Expires Jan 31, 2026