This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-6650-KP

Karen Johnson Davidson County
Batch# 1320603 DEEDQC
09/09/2025 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250909-0072152

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this the 22nd day of August, 2025.

Notary Public
My Commission Expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Whitetail Investment Group, LLC, a Tennessee limited liability company 624 Arrowhead Drive San Jose, CA 95123	New Owner	181 02 0A 063.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Michael Abidi, a married man,** ("Grantor") do/does hereby quitclaim and convey unto **Whitetail Investment Group, LLC, a Tennessee limited liability company,** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. C-7 as set forth in the Master Deed Establishing LENOX CREEKSIDE, PHASE I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 20060306-0025686 and as amended in Instrument No. 20060606-0066938, as Supplemented in Instrument No. 20070801-0091466 and further amended in Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee; Said Unit being shown as part of Exhibits E1, E2, and E3 of Master Deed.

Being the same property conveyed to Michael Abidi, a married man, by Warranty Deed from David W. Eaton and Elizabeth B. Eaton, husband and wife, of record in Instrument No. 20250826-0068100, in the Register's Office of Davidson County, Tennessee, dated August 22, 2025 and recorded on August 26, 2025.

Said property was never the primary residence of Grantor, spouse, or any dependent.

This is improved property located at: **8231 Lenox Creekside Drive, 7, Nashville, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2025.

GRANTOR:

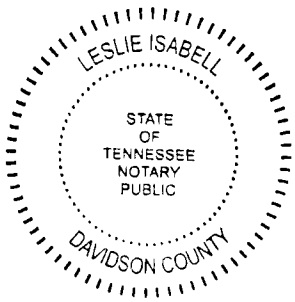
Michael Abidi

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Abidi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of August, 2025.

Notary Public
My Commission expires: 3/20/28



Tennessee Certification of Electronic Document

I, Emma Howard, 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 22, 2025 (date of document).

Affiant Signature

August 22, 2025
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL