QUITCLAIM DEED

State of Tennessee
County of Davidson

Karen Johnson Davidson County
Batch # 1324474 DEEDQC
09/22/2025 08:10:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250922-0075305

Prepared by:
Willie E. Stewart
4221 Drakes Court
Nashville, TN 37218

Party Responsible for Property Taxes:
Citizens Savings Bank & Trust Co.
1917 Heiman St #2409
Nashville, TN 37208

This Quitclaim Deed is made on this 20th day of September 2025, by and between:

Grantors:
Willie E. Stewart, Jr. and Christina Bridgforth Stewart
4221 Drakes Court
Nashville, TN 37218

Grantee:
Pearl Strategies, LLC, a Tennessee limited liability company
4221 Drakes Court
Nashville, TN 37218

Transfer of Property

For the sum of One Dollar ($1.00) and other valuable consideration, the Grantors transfer and quitclaim to the Grantee, Pearl Strategies, LLC, all of their rights, title, and interest in the following property:

Property Address: 1307 Clay Street, Nashville, TN 37208
Map & Parcel ID: 081 07 0332.00
Legal Description: PT LOTS 45 47 W S SETTLES SUB L 7 WOODARD PLAN
Property Description: see Exhibit A

Rights Transferred

The property is conveyed to the Grantee, its successors and assigns, forever. The Grantors, along with their heirs, representatives, or assigns, relinquish all claims, rights, or interest in the property.

Signatures

Grantors:

Willie E. Stewart, Jr.

Christina Bridgforth Stewart

Notary Acknowledgment

State of Tennessee
County of Davidson

On this 20th day of September 2025, before me, the undersigned Notary Public, personally appeared Willie E. Stewart, Jr. and Christina Bridgforth Stewart, who are personally known to me (or proved to me on the basis of satisfactory evidence), and they acknowledged that they executed this Quitclaim Deed for the purposes stated herein.

Subscribed and sworn before me, this 20th day of September 2025.

Notary

My Commission Expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Exhibit A

Property Description

See Legal Description attached hereto and made a part thereof

Land in Davidson County, Tennessee, being East 50 feet of Lots Nos. 45 and 47 on the Plan of W.S. Settle's Subdivision of Lot No. 7 of the Woodard Property of record in Book 57, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots front 50 feet on the southerly side of Clay Street and run back between parallel lines 135 feet to the northerly line of Lot No. 43.

Being the same property conveyed to Willie E. Stewart, Jr. and Christina Bridgforth-Stewart, herein by deed dated 22nd day of July 2013, of record at Instrument Number 20130722-0075486, in said Register's Office of Tennessee.

Exhibit B

Oath of Consideration

State of Tennessee
County of Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 100

Willie E Stewart Jr
Affiant

Affiant

Subscribed and sworn before me, this 20th, day of September, 2025.

Notary

My Commission Expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026