THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1324741 DEEDQC
09/22/2025 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250922-0075574

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
145 FAIN ST., LLC 2470 Stearns St. #191 Simi Valley, CA 93063	145 FAIN ST., LLC 2470 Stearns St. #191 Simi Valley, CA 93063	093-16-0-391.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Devon Rice, An unmarried man,** by these presents do hereby quitclaim and convey unto **145 FAIN ST., LLC, a Tennessee limited liability company,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to-wit:

Being the Easterly 10 feet on Lot No. 1 and the westerly 20 feet of Lot No. 2 of Block G on the map of the Hermitage Addition, as of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 1 and 2 front together 30 feet on the Southerly side of Fain Street and run back between parallel lines 160 feet to an alley.

Being a portion of the same property conveyed to JML Holdings, LLC by Warranty Deed from Realty Up LLC. a limited liability company of record in Instrument No. 20230118-0004033 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 18, 2023.

Being a portion of the same property conveyed to Amer Angley and Ayman Adly by Warranty Deed from Realty Up LLC, a Tennessee limited liability company of record in Instrument No. 20241003-0076875 Register's Office for Davidson County, Tennessee, dated October 02, 2024 and recorded on October 03, 2024.

Being the same property conveyed to Devon Rice, an unmarred man, by Warranty Deed from Amer Angley and Ayman Adly of record in Instrument No. 20250917-0074214 **Register's Office for Davidson County, Tennessee dated September 15, 2025 and recorded on September** 17th**, 2025.**

Being also known as 145 Fain Street Nashville, TN 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 12th day of September, 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-7-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of September, 2025.

Devon Rice

STATE OF CALIFORNIA
COUNTY OF VENTURA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Devon Rice, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 12 day of September, 2025.

Notary Public

My Commission Expires: Dec 6th, 2028

SHOBANADEVI KANNAN
COMM. # 2504178
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
COMM. EXPIRES DEC. 6, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sep. 12. 2025.

Affiant Signature

22nd day of September, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202509220075574