Karen Johnson Davidson County
Batch # 1326653 DEEDQC
09/25/2025 08 29 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20250925-0076377

THIS INSTRUMENT PREPARED BY
Jonathan S Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
1424 54th Ave, LLC 1213A Sigler Street Nashville, Tennessee 37203	Same	091-03-0D-018.00-CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nicholas Grimstad and wife, Andrea Grimstad ("Grantors"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto 1424 54th Ave, LLC ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 18, together with common areas, as established by Declaration Covenants, Conditions and Restrictions for Stateside Park, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210429-0057071, and being shown on Plat attached thereto as "Exhibit B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Nicholas Grimstad, and wife, Andrea Grimstad by Warranty deed from Urban Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20241231-0101346 Register's Office for Davidson County, Tennessee, dated December 30, 2024, and recorded on December 31, 2024

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 1424 54th Avenue North #5, Nashville, TN 37209.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 22nd day of September, 2025

Nicholas Grimstad

Andrea Grimstad

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Nicholas Grimstad and wife Andrea Grimstad, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 22nd day of September, 2025.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-27-2027

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Nicholas Grimstad

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

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6-27-2027