This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 16-6968-AJ

Karen Johnson Davidson County
Batch# 1326816 DEEDQC
09/25/2025 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250925-0076586

This instrument was prepared from information supplied by the parties. Momentum Title, LLC - Nashville 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 WILSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2025.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anchored Legacy Partners LLC 5805 State Bridge Road Suite G-502 Johns Creek, GA 30097	Kiavi Funding, Inc. 2 Allegheny Center Nova Tower 2, Suite 200 Pittsburgh, PA 15212	081 12 0 078.00

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, **1614 11th Industries LLC, a Utah Limited Liability Company** ("Grantor") do/does hereby quitclaim and convey unto **Anchored Legacy Partners LLC, a Georgia 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 the South Part of Lot No. 376 and the North part of Lot No. 377, on the Plan of MCGAVOCK'S TOWN of record in Plat Book 21, Page 23, said Register's Office, described as follows:

Beginning on the Easterly margin of Eleventh Avenue North at a point 25 feet 10 inches North of the corner of Lots No. 376 and 377; thence East 88.5 feet, more or less to the West Margin of an alley; thence with the West Margin of Said Alley South 40 feet, more or less, to a point 35 feet North of the corner of Lots Nos. 377 and 378; thence West 96 feet, more or less, to a point in the East margin of Eleventh Avenue, North, said point being 35 feet North of the corner of Lots Nos. 377 and 378; thence North 42 feet, more or less to the beginning.

Being the same property conveyed to 1614 11th Industries LLC, a Utah Limited Liability Company, by Warranty Deed from 1614 11th Avenue North Industries, LLC, A Utah Limited Liability Company, of record in Instrument No. 20250226-0014062, in the Register's Office of Davidson County, Tennessee, dated February 21, 2025 and recorded on February 26, 2025.

This is improved property located at: **1614 11th Avenue North, Nashville, TN 37208**

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 19th day of September, 2025.

GRANTOR:
Rhonda Polhill
1614 11th Industries LLC, a Utah Limited Liability Company
By: Rhonda Blackburn Polhill
Its: Manager

STATE OF GEORGIA
COUNTY OF GWINNETT

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rhonda Blackburn Polhill, with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged that he/she is the Manager of 1614 11th Industries LLC, a limited liability company, that she is authorized by 1614 11th Industries LLC, a limited liability company to execute this instrument on its behalf.

WITNESS my hand and seal at office this 19th day of September, 2025.

Notary Public
My Commission expires: 03/13/2029

ADOGBEJI AMBROSE AGBORO
Notary Public
STATE OF GEORGIA
My Commission Expires 03-13-2029
W-00693028

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 9/24/2025 (date of document).

Affiant Signature

9/25/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL

202509250076586