QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CASKED GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY	**CASKED GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**	
(NAME)	(NAME)	
301 Harris Street	**19963 Lindenmere Drive**	**052 01 0 003.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Monument, CO 80132**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **CASKED GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **MICHAEL L. SHULTZ AND TAMARA MONROE SHULTZ, HUSBAND AND WIFE** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 7 & 8 OF BLOCK C ON THE PLAN OF CRITTENDEN ESTATES, AS OF RECORD IN PLAT BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CASKED GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20241001-0075866, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 30TH, 2024, AND RECORDED ON OCTOBER 1ST, 2024.

This is Improved Property commonly known as: 301 Harris Street, Madison, TN 37115.

*** The subject property was never used as the principal residence of the Grantor or his/her spouse.**

*** MICHAEL L. SHULTZ AND MICHAEL LEE SHULTZ ARE ONE AND THE SAME.**

Karen Johnson Davidson County
Batch# 1327200 DEEDQC
09/26/2025 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250926-0076811

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 24 day of September, 2025.

CASKED GROUP LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: MICHAEL L. SHULTZ
ITS: MANAGER AND MEMBER

STATE OF Colorado

COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael L. Shultz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager and Member for Casked Group, LLC, A Tennessee Limited Liability Company, and that he is authorized by Casked Group, LLC, A Tennessee Limited Liability Company to execute this instrument on its behalf as such Manager and Member.

Witness my hand and official seal, this the 24 day of September, 2025.

_____
Notary Public
My Commission Expires: October 17, 2026

MICHELE PARMETER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184040772
My Commission Expires: October 17, 2026

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **September 24, 2025**.

Date

Affiant Signature

September 26,2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **26** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027