QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of September, 2025.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires (AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1327204 DEEDQC
09/26/2025 09:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250926-0076815

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
5804 Carl Place Joint Venture 305 Jefferson Street, Ste. 125 Nashville, TN 37208	Same as New Owner	091-06-0-103.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **D&S 615 Properties, LLC, a Tennessee limited liability company** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **5804 Carl Place Joint Venture, a Tennessee joint venture** (hereinafter "Grantee"), and its successors and assigns, all of its right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of West Park Addition, as of record in Book 2330, Page 39, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 50 feet on the northeasterly side of Carl Place and runs back between parallel lines, 127 feet to a dead line.

Being the same property conveyed to D & S 615 Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Joyce Blanke, Wayne Mezei, Dale Alfredo, and Diana Mitchell, dated May 6, 2025 and recorded on May 8, 2025 in Instrument No. 20250508-0036025 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5804 Carl Place, Nashville, TN 37209.

This conveyance is subject to the lien or liens of any existing deed or deeds of trust, subject to all matters referenced in prior deeds for the property referenced above, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 26 day of September, 2025.

D & S 615 Properties, LLC, a Tennessee limited liability company, Grantor

By: _____
Kevin Wilson, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin Wilson**, with whom I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged himself to be an Authorized Agent of D & S 615 Properties, LLC, a Tennessee limited liability company, the within named bargainor, and who in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as an Authorized Agent thereof, and further upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 24 day of September, 2025.

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 6, 2028

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 26th day of September, 2025.

September 26, 2025

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 26th day of September, 2025.

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON