This Instrument Prepared By:
Koransky, Bouwer & Poracky, P.C.
425 Joliet Street, Suite 425
Dyer, IN 46311

Karen Johnson Davidson County
Batch# 1329413 DEEDQC
10/02/2025 08:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251002-0078403

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
George Novogroder 875 N. Michigan Avenue, Suite 3612 Chicago, Illinois 60611	06904003000	Family Dollar #30114 Dept. 300 500 Volvo Parkway Chesapeake, Virginia 23320

QUITCLAIM DEED

THIS QUITCLAIM DEED ("**Deed**") is effective as of the 5th day of September, 2025, by and between **NCI NASHVILLE FD LLC**, an Indiana limited liability company, the address of which is 875 N. Michigan Avenue, Suite 3612, Chicago, Illinois 60611 ("**Grantor**"), and **GEORGE NOVOGRODER,** the address of which is 875 N. Michigan Avenue, Suite 3612, Chicago, Illinois 60611 ("**Grantee**").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby quitclaims and conveys to the Grantee, his heirs and assigns forever, all of Grantor's right, title and interest in the following described real property located in Davidson County, Tennessee (the "**Property**"):

See **Exhibit A** attached hereto and made a part hereof.

The Property is improved property that currently is municipally known as 4003 Clarksville Pike, Nashville, Tennessee 37218.

[***Signature Page Follows***]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed effective as of the day and year first above written.

GRANTOR:

NCI NASHVILLE FD LLC, an Indiana limited liability company

By: _____
Name: George Novogroder
Title: Manager

STATE OF INDIANA
COUNTY OF LAKE

On the 5th day of September, 2025, before me, the undersigned, personally appeared George Novogroder as Manager of **NCI NASHVILLE FD LLC**, who is personally known to me or proved to be on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the instrument.

Witness my hand and official seal this 5th day of September, 2025.

KENDRA L HAND
My Commission Expires
August 13, 2026
Commission Number NP0715300
Lake County

NOTARY PUBLIC

My Commission Expires:
08/13/26

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ZERO DOLLARS ($0.00).

Affiant

Subscribed and sworn to before me this 5th day of September, 2025.

My Commission Expires: 08/13/26
My County of Residence: Lake

Kendra L. Hand, Notary Public

KENDRA L HAND
My Commission Expires
August 13, 2026
Commission Number NP0715300
Lake County

I, Greg A. Bouwer, 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 5, 2025.

Affiant Signature

9-05-25
Date

KENDRA L HAND
My Commission Expires
August 13, 2026
Commission Number NP0715300
Lake County

State of Indiana
County of Lake

Sworn to and subscribed before me this 5th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 08/13/2026

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE PLAN OF FINAL PLAT REPLAT OF BLOCK BB REVISED MAP OF FAIRVIEW SUBDIVISION LOTS 1 & 2, AS SHOWN ON PLAT OF RECORD IN PLAT INSTRUMENT NO. 20130318-0026256, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MORNING STAR PARTNERS, LLC, AN OHIO LIMITED LIABILITY COMPANY BY LIMITED WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20160219-0015762, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO NCI NASHVILLE FD LLC, BY DEED OF RECORD IN INSTRUMENT NO. 20210728-0101330 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION OF PROPERTY CONDEMNED AND APPROPRIATED BY THE STATE OF TENNESSEE BY ORDER OF CONDEMNATION AND APPROPRIATION OF RECORD IN INSTRUMENT NO. 20181005-0099234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.