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

Karen Johnson Davidson County
Batch# 1329415 DEEDQC
10/02/2025 08:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251002-0078405

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
George Novogroder 875 N. Michigan Avenue, Suite 3612 Chicago, Illinois 60611	147 03 0 055.00	George Novogroder 875 N. Michigan Avenue, Suite 3612 Chicago, Illinois 60611

QUITCLAIM DEED

THIS QUITCLAIM DEED ("**Deed**") is effective as of the 5th day of September, 2025, by and between **NOVOGRODER/NASHVILLE, 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 4098 Nolensville Pike, Nashville, Tennessee 37211.

[***Signature Page Follows***]

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

GRANTOR:

NOVOGRODER/NASHVILLE, 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 **NOVOGRODER/NASHVILLE, 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.

NOTARY PUBLIC SEAL STATE OF INDIANA
KENDRA L HAND
My Commission Expires
August 13, 2026
Commission Number NP0715300
Lake County

_____
NOTARY PUBLIC

My Commission Expires:

08/13/2026

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: 08/13/2026
My County of Residence: Lake

_____
Kendra L. Hand, Notary Public

NOTARY PUBLIC SEAL STATE OF INDIANA
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. 4 ON THE PLAN OF HARDING MALL OUTLOTS, AS SHOWN ON THE FINAL PLAT OF RECORD AT INSTRUMENT NO. 20050803-0091049 AND INSTRUMENT NO. 20050728-0088578, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HARDING PLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED OF RECORD AT INSTRUMENT NO. 20050211-0016144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO NOVOGRODER/NASHVILLE, LLC, BY DEED OF RECORD AT INSTRUMENT NO. 20060609-0069077 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH (1) THAT CERTAIN CROSS-ACCESS EASEMENT AGREEMENT DATED SEPTEMBER 21, 1993, OF RECORD IN BOOK 9087, PAGE 101, AS RE-RECORDED IN BOOK 9100, PAGE 929 AND FIRST AMENDMENT RECORDED IN BOOK 9776, PAGE 984, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND (2) EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND OF RECORD AT INSTRUMENT NO. 20060310-0028257.