THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED RETURN TO:
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attention: Blake C. Bars, Esq.

Karen Johnson Davidson County
Batch# 1333321 DEEDQC
10/13/2025 09:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251013-0081414

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
1200 WH Davis Owner LLC 73 White Bridge Road, Ste. 103-150 Nashville, Tennessee 37205	[same as new owner]	081-000-072.00

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **ARBITRAGE HOLDINGS, LLC,** a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **1200 WH DAVIS OWNER LLC,** a Tennessee limited liability company (collectively, the "Grantee"), their successors and assigns, all right, title and interest in the property, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 1200-1290 W H Davis Drive, Nashville, Tennessee 37208. The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 30 day of September, 2025.

GRANTOR:

ARBITRAGE HOLDINGS, LLC
a Tennessee limited liability company

By: _____
Bradley J. Bars, Sr., its authorized representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, Notary Public with authority to act in the State and County aforesaid, Bradley J. Bars, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained and is authorized and empowered to execute this instrument on behalf of such entity.

WITNESS MY HAND, at office, this 30 day of September, 2025.

Susie Barnes
Notary Public

My Commission Expires: 9.19.28

SUSIE BARNES
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES SEPTEMBER 19, 2028

AFFIDAVIT OF CONSIDERATION OR VALUE

STATE OF TN)
)
COUNTY OF Sumner)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant

Subscribed and sworn to before me this 30 day of September 2025.

Susie Barnes
Notary Public

My Commission Expires: 9.19.28

SUSIE BARNES
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES SEPTEMBER 19, 2028

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 2 AS SHOWN ON THE PARTITION PLAT OF LOT 2, GEORGIA INDUSTRIAL REALTY COMPANY'S NORTH NASHVILLE PROPERTY OF RECORD IN PLAT AT INSTRUMENT NO. 20190718-0070555, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY. TOGETHER WITH AN APPURTENENT 40' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT AS SHOWN ON THE AFOREMENTIONED PARTITION PLAT OF LOT 2, GEORGIA INDUSTRIAL REALTY COMPANY'S NORTH NASHVILLE PROPERTY, OF RECORD IN INSTRUMENT NUMBER 20190718-0070555, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ARBITRAGE HOLDINGS, LLC BY WARRANTY DEED FROM THE HOUSE OF GOD, WHICH IS THE CHURCH OF THE LIVING GOD, THE PILLAR AND GROUND OF THE TRUTH, WITHOUT CONTROVERSY (KEITH DOMINION), A TENNESSEE NON PROFIT CORPORATION OF RECORD IN INSTRUMENT NO. 20210129-0013067 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 27, 2021 AND RECORDED ON JANUARY 29, 2021.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 09/30/2025 (date of document).

Affiant Signature

10/10/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of October, 2025.

Notary's Signature

My Commission Expires: 11/8/27

