This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch # 1335935 DEEDQC
10/20/2025 10:33:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251020-0083278

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
TwelveEleven, LLC 5722 Knob Road Nashville, TN 37209	TwelveEleven, LLC, et al. 1211 Sixteenth Avenue, S. Nashville, TN 37212	Map 104-4, Parcel 220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SUZANNE G. McLEMORE (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to TwelveEleven, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns forever, all of the Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee being Lot No. 11 in Belmont Land Company's Subdivision of Lot No. 23 on the O. B. Hayes Plan of large lots, a plan of which subdivision is recorded in Book 204, page 207, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.
>
> BEING the same property conveyed to Suzanne G. McLemore, by deed of record as Instrument No. 20170321-0027462, Register's Office for Davidson County, Tennessee.
>
> This above described property is subject to such encumbrances and matters affecting it as may appear of record.

THIS IS improved property known generally as 1211 Sixteenth Avenue, S., Nashville, Tennessee 37212.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CLAIBORNE K. McLEMORE III, the Grantor's spouse, joins in this conveyance to transfer, quitclaim, convey and deliver to the Grantee any interest he may have in the subject property by virtue of his being the spouse of the Grantor.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, as of the 15th day of October, 2025.

SUZANNE G. McLEMORE

CLAIBORNE K. McLEMORE III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of October, 2025, before me personally appeared Suzanne G. McLemore and Claiborne K. McLemore III , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

Dawn E. Wright
NOTARY PUBLIC

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-20-2028

My commission expires:
06/20/2028

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

cPublic mfg 6
Affiant

Sworn to and subscribed before me, this the 15th day of October, 2025.

Dawn E. Wright
NOTARY PUBLIC

My commission expires:

06/20/2028

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-20-2028