Karen Johnson Davidson County
Batch # 1337251 DEEDQC
10/22/2025 01:27:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251022-0084228

This instrument was prepared by:
Emerging Assets, LLC
2901 Nocturne Forest Dr
Nashville, TN 37207

Once recorded, return to:
Legends, LLC
2530 Walker Ln Ste A
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
22 **Day of** October, **2025.**
_____, **Deputy Register**

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one US Dollars ($ 1.00) in hand, paid to Wooden Nickels, LLC, hereinafter called the Grantor , with an address of 509 Ronnie Rd Ste A, Madison, TN 37115 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Legends, LLC, hereinafter called the Grantee , with an address of 2530 Walker Ln Ste A, Nashville, TN 37207 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 080-12-0 042.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Legends, LLC

Address: 2530 Walker Ln Ste A, Nashville, TN 37207

~~**TO HAVE AND TO HOLD**~~, all and singular the described property, together with the tenements, hereditaments, and appurtenances ~~belonging, or in anywise~~ appertaining thereto, unto the Grantee(s), ~~and their~~ heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Jimmy Maxwell Date: 10-15-25

Printed Name: Jimmy Maxwell

Grantor Signature: President of Wooden Nickels LLC Date: _____

Printed Name: _____

1st Witness Signature: Kristina Robinson Date: 10-15-25

Printed Name: Kristina Robinson

2nd Witness Signature: _____ Date: _____

Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On October 15, 2025 before me, Drexel Michelle Malone,
personally appeared Quincy Maxwell (President),
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D. Michelle Malone

Printed Name D. Michelle Malone

My Commission Expires 1-11-2026

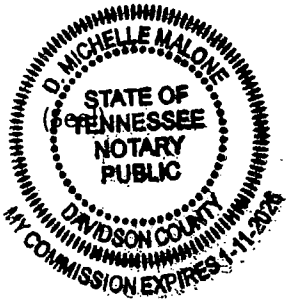


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being lot No. 357 on the Plan of Bordeaux Hills, Section 2, of record in Book 3600, Page 7, said Register's office.

Said Lot No. 357 fronts 58.0 feet on the southerly side of Snell Boulevard and runs back 156.50 feet on the westerly lot line and 165.7 feet on the easterly lot line to a line in the rear which measures 58.68 feet thereon.

Being the same property conveyed to Wooden Nickels, LLC by deed from Eric Holbert, of record in Instrument No. 20230725 0057076.

Being the same property conveyed to Larry D. Terry, unmarried by Deed from Jo Anne Justice and husband, Joseph D. Justice, and Edna Shadowens and husband, John J. Shadowens, Glenda Mullins and husband, Bobby Mullins, Betty Martin and husband, John Martin, Wallace Young Sr, and wife, Gloria A. Young, Marie Boyd and husband, Nelson D. Boyd, Roger Young, and wife, Cathy Young, Kenneth Young and wife, Leslie Young of record as Book 7407 Page 490 In the Register's Office for Davidson County, Tennessee, dated November 17, 1987 and recorded on November 19, 1987.

Being also known as 1474 Snell Boulevard, Nashville, TN 37218