Karen Johnson Davidson County
Batch # 1337251 DEEDQC
10/22/2025 01:27:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251022-0084229

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
$ X **, Affiant**
Subscribed and sworn before me this the
22 **Day of** October **, 2025.**
Brandi Weller **, 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 059-15-0 183.00

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: _____ Date: 10-15-25

Printed Name: Quinn Maxwell (Present)

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ 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,
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

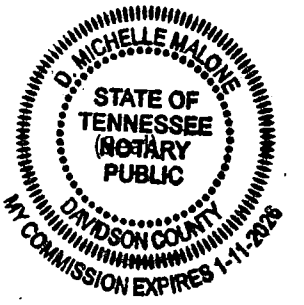


EXHIBIT A

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

Being the same property conveyed to Wooden, Nickels, LLC, by deed from Letecia Wilkerson, Trustee of the Perry Property Trust #1 u/a/d 4/17/2019, of record in Instrument No. 20250416-0029094.

Being the same property conveyed to the Trustee of the Perry Property Trust #1 u/a/d 4/17/2019, and Letecia Wilkerson, as Initial Trustee, by deed from Joseph L. Perry and Willie D. Perry, of record in Instrument No. 20190509-0043573.

This is an improved real property commonly known as 0 Walker Lane, Nashville, TN 37207.

This is the same legal description found in the last Instrument of record.

A tract of land in the Second Civil District of Davidson County, Tennessee formerly the 12th Civil District of Davidson County, Tennessee lying at the end of Walker Lane and being more fully described as follows:

Beginning at an iron pin on the East margin of Walker Lane approximately 170.55' from the radius return of Ledford Drive, said pin being the Southwest corner of Morris Levin as recorded in Deed Book 5770, page 478, Register's Office of Davidson County, Tennessee; thence leaving the East margin of Walker Lane and with the Line of Levine N 80 deg. 38' 14" Ea distance of 220.18' to a concrete monument in the line of Don Q. Pullen; thence with an old fence line the westerly line of Pullen as recorded In Deed Book 2740, page 465, Register's Office of Davidson County, Tennessee S 2 deg. 46' 40" W a distance of 231.87' to a corner post in the line of Ralph Jerry Cazort as recorded In Deed Book 4169, page 924, Register's Office of Davidson County, Tennessee; thence leaving the said Property and with the fence line being the northernmost line of Capitol Properties as recorded in Deed Book 6049, page 118, Register's Office of Davidson County, Tennessee, S 58 deg. 48' 09" W a distance of 598.20' to an Iron pin; thence leaving said property and with the Easternmost line of Dan S. Richardson as recorded in Will Book 72, page 282, Register's Office of Davidson County, Tennessee, N 23 deg. 26' 03" W a distance of 450.03'to an iron pin; thence continuing with the line of Richardson N 37 deg, 52' 29" Ea distance of 216.17' to a concrete monument; thence leaving said property and with the line of Juanita M. Thomas & Lillie T. Boyd as recorded in Deed Book 5325, page 61, Register's Office of Davidson County, Tennessee, S 36 deg. 58' 36" E a distance of 223.13' to an Iron pin; thence continuing with the said line through a curve to the right with a radius of337 .92' (central angleof27 deg. 32' 20", a chord bearing ofN 66 deg. 54' 27" E and a chord distance of 160.86'} a distance of 162.42' to a concrete monument; thence still with the tine of Thomas & Boyd through a curve to the left with a radius of 25.00" (central angle of90 deg. 00' 00", a chord bearing of N 35 deg. 38' 14" E and a chord distance of 35.36') a distance of 39.27' to a concrete monument in the West margin of Walker Lane; thence leaving the West margin ofWalkerLane with the Southerly margin of said road N 80 deg. 38' 14" Ea distance of 50.00' to an iron pin, being the point of beginning, and containing 5.174 acres, according to a survey prepared by Joseph E. Ahler & Associates, dated 9-9-86 and 9-12-86,Job No. 86204.