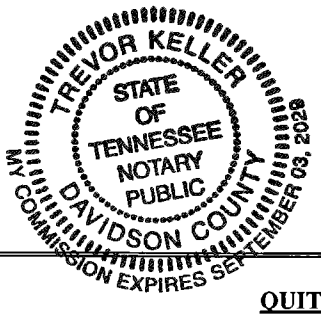
Karen Johnson Davidson County
Batch# 1342784 DEEDQC
11/07/2025 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251107-0088889

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON ) |
|---|---|
| **Jennifer S. Ghanem, Esq.**<br>**Keller Turner Andrews & Ghanem PLLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | The actual consideration or value, whichever is greater, for this transfer is: $-0-<br>Affiant<br>Subscribed and sworn to before me, this 31st day of October, 2025.<br>Notary Public<br>My Commission Expires: |




**QUITCLAIM DEED**

| **Address New Owner:** | **Send tax bills to:** | **Map & Parcel No.:** |
|---|---|---|
| Mann Realty Holdings, LLC<br>3730 Westport Dr<br>Nashville, TN 37218 | NEW OWNER | 09202034700 |

**FOR AND IN CONSIDERATION OF** the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MANN REALTY HOLDINGS, LLC, a Tennessee limited liability company**, ("Grantors"), by these presents, does hereby quitclaim and convey to **4K SONS, LLC, a Tennessee limited liability company**, ("Grantee") all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described on **EXHIBIT A**, attached hereto and incorporated herein by this reference ("Property"):

This is improved property, known as: **2404 Meharry Blvd, Nashville, TN 37028.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

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

**[INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of October, 2025.

**Grantor:**

**MANN REALTY HOLDINGS, LLC**

Kathy Fields

**By: KATHY FIELDS, Manager**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KATHY FIELDS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be the Manager of **MANN REALTY HOLDINGS, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Manager.

Witness my hand and official seal at office this 31st day of Oct, 2025

Notary Public
My Commission Expires: 7-7-27

CHRISTIAN ADAM LARSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

## EXHIBIT A

Being Lot No. 30 on the Map of Mrs. E. S. Clark's Subdivision of Lots Nos. 39, 40 and north ½ of Lot No. 38, Boyd McNairy's Plan as of record in Book No. 332, page 27, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the northerly side of Meharry Boulevard, formerly Heffernan Street, and extends back between parallel lines 182 feet to an alley.

Being the same property conveyed to Mann Realty Holdings, LLC by Kathy Fields, individually, Kathy Mann Fields, Trustee Of The Evan Mann Trust, and Kathy Mann Fields, Trustee Of The Aleesa Mann Trust, dated by deed dated December 20, 2022, recorded April 5, 2023, at Instrument Number 20230405-0024723, Davidson County Register of Deeds.

**Tennessee Certification of Electronic Document**

I, Trevor Keller, 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 **11/7/2025** (date of document).

Affiant Signature

**11/7/2025**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **November**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

