Karen Johnson
Batch # 1347072
11/17/2025 03 15 19 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251117-0091478

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF NOV., 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

W-TMD-25-1409

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
WBI Holdings LLC, a Tennessee limited liability company	**SAME AS NEW OWNER**	
(NAME) **211 Donelson Pike M-109,**	(NAME)	**081-15-0-168.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN DEON HOWARD, II,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WBI HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Lot Nos. 25, 26 and 27 on the J M , T J. and G. W. Hardings Plan, of record in Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows

Beginning at the northwest corner of 18th Avenue, North, formerly Salem Street, and an alley, being the southeast corner of said Lot 27; thence with the westerly margin of said Avenue northerly 50 feet; thence westerly with the northerly margin of said alley 159 feet, more or less, to the easterly margin of a 10 foot alley, thence with the easterly margin of said alley southerly 49 feet, more or less, to the northerly margin of the first mentioned alley, thence with said margin 169 feet to the beginning

Being the same property conveyed to WBI Holdings LLC, a Tennessee limited liability company by Warranty Deed from Kenneth T. Robinson, William T. Robinson, Jr., and Ronald Robinson, and Vernon Robinson and Marcus Robinson of record in Instrument No 20210222-0020983, Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 22, 2021

Being the same property conveyed to Kevin Deon Howard, II by Quitclaim Deed from WBI Holdings LLC, a tennessee limited liability company of record in Instrument No. 20221121-0123224 Register's Office for Davidson County, Tennessee, dated November 18, 2022 and recorded on November 21, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as. **1409 Dr DB Todd Jr Blvd, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 13 day of NOV, 2025.

Kevin Deon Howard, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN DEON HOWARD, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of NOV, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212