Karen Johnson
Batch # 1347448
11/18/2025 09:12:54 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20251118-0091595

QUITCLAIM DEED

MAIL RECORDED DEED TO:

GOLNAR YAZDI
ANDERSON YAZDI HWANG MINTON + HORN LLP
350 PRIMROSE ROAD
BURLINGAME, CA 94010

OWNER (SEND TAX BILLS TO):

FAT MAN'S SQUEEZE LLC
1165 BAY LAUREL DRIVE
MENLO PARK, CA 94025

FOR NO CONSIDERATION, COLIN R. STEWART AND GRACE R. STEWART, TRUSTEES of THE STEWART FAMILY TRUST under agreement dated December 3, 2003 (herein, "Grantor"), whose address is 1165 Bay Laurel Drive, Menlo Park, CA 94025, hereby bargains, sells, remises, releases, quit claims and conveys to FAT MAN'S SQUEEZE LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 1165 Bay Laurel Drive, Menlo Park, CA 94025, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 227 2nd Avenue N. #201, Nashville, TN 37201-1684

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 3rd day of November, 2025.

PIN NO: 093-02-3G-002.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

THE STEWART FAMILY TRUST under agreement dated December 3, 2003

Colin R. Stewart, Trustee

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.

ACKNOWLEDGMENT

State of California)
County of San Mateo)

On November 3, 2025, before me, Susan M. Brooks, the Notary Public, personally appeared Colin R. Stewart, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SUSAN M. BROOKS
Notary Public - California
San Mateo County
Commission # 2455859
My Comm. Expires Aug 18, 2027

GRANTOR:

THE STEWART FAMILY TRUST under agreement dated December 3, 2003

Grace R. Stewart, Trustee

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.

ACKNOWLEDGMENT

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County of San Mateo)

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

WITNESS my hand and official seal.

Signature _____ (Seal)

SUSAN M. BROOKS
Notary Public - California
San Mateo County
Commission # 2455859
My Comm. Expires Aug 18, 2027

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Grantee:

FAT MAN'S SQUEEZE LLC, a Delaware limited liability company

By: _____

Printed Name: Colin R. Stewart
Title: Manager

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 CALIFORNIA)
COUNTY OF SAN MATEO)

Subscribed and sworn to (or affirmed) before me on this 3rd day of November, 2025, by COLIN R. STEWART, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

_____
Signature of Notary Public

[Affix Notary Seal]

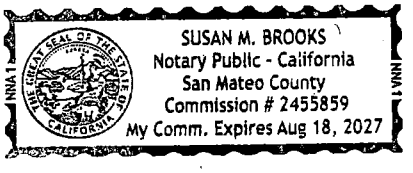


EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 201, together with the appurtenant interest in the common elements of 227 2nd Avenue, A Condominium, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20171030-0110960, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Declaration.

SUBJECT, however, to all matters shown on plan of record in Book 21, Page 109; and to the Declaration of Covenants, Conditions and Restrictions for 227 2nd Avenue, a Condominium, to include Base Assessments, Special Assessments and Easements of record in Instrument No. 20171030-0110960; and to Encroachment Agreement of record in Book 6813, Page 413, in the Register's Office for Davidson County,

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Instrument No. 20171120-0118806 on November 20, 2017.

PIN NO: 093-02-3G-002.00

STREET ADDRESS: 227 2nd Avenue N. #201, Nashville, TN 37201-1684

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.