This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 1347797 DEEDQC
11/18/2025 03:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251118-0092040

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
120 Acklen Park Partners 1420 Willowbrooke Circle Franklin, TN 37069	120 Acklen Park Partners 1420 Willowbrooke Circle Franklin, TN 37069	10402012700

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WEST IRIS REALTY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **120 ACKLEN PARK PARTNERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), an undivided thirty-three and thirty-three hundredths percent (33.33%) of the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2025 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on and is effective as of this 11th day of November, 2025.

GRANTOR:

WEST IRIS REALTY, LLC
a Tennessee limited liability company

By: _____
Ilya Toshinskiy, Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ilya Toshinskiy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of West Iris Realty, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of November, 2025.

My Commission Expires:
9/5/2028

_____
Notary Public

KEANYA QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 05, 2028

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 14 day of November 2025.

Affiant

Notary Public

My Commission Expires: 10-21-28

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 7A on the Revised Plan of West End Park as of record in Book 421, Pages 82, and 83, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to West Iris Realty, LLC, a Tennessee limited liability company, by Deed from Hidden Valley Homes, LLC, a Tennessee limited liability company, dated August 13, 2018, of record as Instrument Number 20180821-0082802, Register's Office for Davidson County, Tennessee.

Address of Property: 120 Acklen Park Dr., Nashville, TN 37203
Tax Parcel Id: 10402012700

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 November 11, 2025 (date of document).

Carole M. Maxson

November 18, 2025

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 18th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 10-21-28

