This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1348261 DEEDQC
11/20/2025 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251120-0092711

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 10th day of Nov, 25.

Notary Public

My Commission expires 10/25/27

NAME AND ADDRESS OF PROPERTY OWNER:
John E. Dodd & Elizabeth G. Dodd
1122 Woodvale Drive,
Nashville, TN 37204

SEND TAX BILLS TO:
John E. Dodd & Elizabeth G. Dodd
1122 Woodvale Drive,
Nashville, TN 37204

MAP AND PARCEL NUMBER: 10505008100

QUITCLAIM DEED
25NT01432

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Dodd Development Group, LLC

By these presents do remise, release and **QUITCLAIM** unto

John E. Dodd & Elizabeth G. Dodd, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 and the Northerly 22.5 feet of Lot No. 8 on the Plan of Lot No. 49, O.B. Hayes Rokeby of record in Plat Book 421, page 22, Register's Office for Davidson County, Tennessee and described according to a survey made by W. B. Southgate, surveyor, February 1, 1937.

Said Lot No. 7 and Part of Lot No. 8 front together 50 feet on the westerly side of Fifteenth Avenue, South formerly Washington Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dodd Development Group, LLC from Music City Holdings, LLC, by Warranty Deed dated 08/19/2021 and recorded 09/03/2021 in Instrument No. 20210903-0118928, Register's Office of said County.

This is an improved property commonly known as: 1415 15th Avenue S, Nashville, TN 37212

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

Witness our hands this 10 day of November 2025

Beth Dodd, Dodd Development Group LLC, Member

Beth Dodd, Member, Dodd Development Group, LLC

State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Beth Dodd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a **member** of **Dodd Development Group, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.
Witness my hand, at office, this 10 day of November 2025.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jed Dodd, member, Dodd Development Group, LLC

Jed Dodd, Member, Dodd Development Group, LLC

State of TN)
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jed Dodd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **member** of **Dodd Development Group, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.
Witness my hand, at office, this 10 day of November, 2025.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

John E. Dodd

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John E. Dodd,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 10 day of November 2025.

Notary Public

My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Elizabeth G. Dodd

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Elizabeth G. Dodd,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 10 day of November 2025.

Notary Public

My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/10/25 (date of document).

Affiant Signature

11/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of NOV, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26