REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1351717 DEEDQC
12/01/2025 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251201-0094811

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 20th DAY OF DECEMBER, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 3/9/2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd.
Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:

NEW OWNER

NEW OWNER:

Diverse Intellectual Holdings, LLC
1205 Widewater Court
Nashville, TN 37221

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 20 day of November, 2025, by and between BRYAN T. FISHER AND LATITA P. FISHER, husband and wife, (hereinafter "GRANTORS") and DIVERSE INTELLECTUAL HOLDINGS, LLC, a Tennessee limited liability company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, GRANTORS do by these presents, release, remise, quitclaim and convey unto GRANTEE, its successors and/or assigns forever, all of GRANTORS' right, title and interest in and to the following described tract or parcel of real property in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 490 on the Final Plan of Riverwalk, Phase 2-B, as shown by plat appearing of record in Instrument Number 20041020-0126319, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Bryan T. Fisher and Latita P. Fisher, husband and wife from Elijah Manor and wife, Andrea Manor by Warranty Deed dated June 6, 2017 and recorded on June 9, 2017 in Instrument No. 20170609-0057809, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 126-16-0A-359.00

The real property conveyed hereby is ☑ IMPROVED ☐ unimproved with a property address of: 1205 Widewater Court, Nashville, TN 37221. In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control. The above-described property is the same property contained in the prior deed and no new survey is available.

~~TO HAVE AND TO HOLD~~, the above-described property unto the said GRANTEE, in fee simple, its successors and/or assigns forever. Said property is conveyed subject to any limitations, restrictions, easements, and encumbrances of record.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set his/her/its hand on this the day and year first above written.

~~BRYAN~~ T. FISHER

LATITA P. FISHER

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared BRYAN T. FISHER and LATITA P. FISHER, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 20 day of November. 2025.

SEAL

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: March 6, 2029

Certificate of Authenticity

I, Amanda Maynor, 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 20, 2025.

Date

Affiant Signature

November 24, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of November, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON