Karen Johnson Davidson County
Batch# 1353093 DEEDQC
12/03/2025 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251203-0095777

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Kugel MST LLC 805 Rivergate Place Alexandria, VA 22314-1708	Same	93-2-3-172

This instrument prepared by: Holland & Knight LLP, Amelia White, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Bryan Howard
Affiant

MEREDITH POOLE-HUMPHREYS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 12, 2027

Subscribed and sworn to before me, this the 26th day of November, 2025.

Meredith Poole-Humphreys
NOTARY PUBLIC
My Commission Expires: May 12, 2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **CAROLYN R. LEVINE** ("Grantor") does hereby quitclaim and convey unto **KUGEL MST LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of her one-third (1/3) undivided interest as tenant in common in and to the following tract of land situate and lying in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being described as part of Lot No. 26 on the Original Plan of Nashville, not of record, described as follows:

BEGINNING at a point on the easterly margin of Third Avenue North (formerly College Street) at a point 124 feet 9 ½ inches southerly from the southerly margin of Bank Alley; thence in an easterly direction 107 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 22 feet to the center of a brick partition wall; thence westwardly with the center of said wall, 107 feet, more or less, to the easterly margin of Third Avenue North; thence with the easterly margin of said Avenue, southwardly 22 feet to the beginning.

Being the same property conveyed to Carolyn R. Levine by deed from Bernard M. Rosenblum, recorded in Book 5856, page 548, Register's Office for Davidson County, Tennessee.

This is improved property known as 210 Third Avenue North, Nashville, Tennessee 37201.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 20th day of November, 2025.

GRANTOR:

Carolyn R Levine
Carolyn R. Levine

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of November, 2025.

NOTARY PUBLIC

BERNARD M ROSENBLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

My Commission Expires: _____

202512030095777

Tennessee Certification of Electronic Document

I, J. Steven Kirkham, 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 11/20/2025 (date of document).

Affiant Signature

11-25-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: NOV 2, 2026

NOTARY'S SEAL

BENITA HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 02 2026