Karen Johnson Davidson County
Batch# 1353944 DEEDQC
12/04/2025 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251204-0096608

THIS INSTRUMENT PREPARED BY: Buchalter, a Professional Corporation 1 Music Circle South, Suite 300 Nashville, TN 37203 Attn: Talbott Ottinger **Prepared from information furnished by the parties hereto without the benefit of a title examination.**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn before me this 4th day of December, 2025. Notary Public My Commission Expires: (Affix Seal) ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel:**
SRE TENNESSEE 8, LLC c/o Tammy Katopodis 4401 Colwick Road Charlotte, NC 28211	New Owner	093-11-022.400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and No/100 ($10.00),** and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **99 HERMITAGE, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto **SRE TENNESSEE 8, LLC**, a Tennessee limited liability company ("Grantee") certain improved real property located interest in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A hereto and incorporated herein by reference (the "Property").

The Property is improved property located at **99 Hermitage Avenue, Nashville, Davidson County, Tennessee.**

Said Property is conveyed subject to such limitations, restrictions and encumbrances which may affect the Property.

[*Remainder of Page Left Intentionally Blank; Signatures on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of this the 4th day of December, 2025.

GRANTOR:

99 HERMITAGE, LLC
a Tennessee limited liability company

By: _____
Robert W. Lowe, Jr.
Its: President

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Robert W. Lowe, Jr., the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of **99 HERMITAGE, LLC**, a Tennessee limited liability company, and that as such President acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of November, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 5-28-29

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Description of Real Property

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Said tract being bounded on the south by the northern right of way of Lindsley Avenue, bounded on the west by Ivy-SEC Partners, GP, as recorded in Instrument Number 201507100067379, Register's Office of Davidson County, Tennessee, bounded on the north by the southern right of way of Alley #172, and bounded on the northeast by the southwestern right of way of Hermitage Avenue, and said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the southwest right of way intersection of said Lindsley Avenue and said Hermitage Avenue; thence with said northern right of way of Lindsley Avenue South 62°22'34" West 156.55 feet to a point; thence leaving said right of way of Lindsley Avenue and with the common line of said Ivy-SEC Partners, GP, North 27°39'58" West 161.39 feet to a point lying on said southern right of way of Alley #172; thence with said right of way of Alley #172 North 62°03'29" East 0.39 feet to a point lying on said southwestern right of way of Hermitage Avenue; thence with said right of way of Hermitage Avenue South 71°41'59" East 224.66 feet to the point of beginning and containing 12,665 square feet or 0.29 acres.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to SRE TENNESSEE 8, LLC, a Tennessee limited liability company by Special Warranty Deed from 99 HERMITAGE, LLC, a Tennessee limited liability company of record in Instrument No. 202512040096607 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kristy Tate, 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 11/25/2025 (date of document).

Affiant Signature

12/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

