This Instrument prepared by:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1354608 DEEDQC
12/05/2025 12:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251205-0096882

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
MKVB Acklen, LLC 1905 Acklen Avenue Nashville, Tennessee 37212	10412012800	SAME AS OWNER

WHEREAS, Grantor (defined below) is transferring to Grantee (defined below) the property described herein by special warranty deed, and the purpose of this quitclaim deed is to transfer the property described herein using Grantor's survey description.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank L. Smith, III, Trustee of the Frank L. Smith, Jr. Living Trust, established by the Revocable Trust Agreement of Frank L. Smith, Jr., dated October 3, 2005** (the "**Grantor**"), have bargained and sold, and by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **MKVB ACKLEN, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land, together with all appurtenances, privileges, and easements, located at 1907 Acklen Avenue, Nashville, Davidson County, Tennessee 37212, and municipally known as Map/Parcel No. 10412012800, as more particularly described on **Exhibit A** attached hereto.

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.

EFFECTIVE this 3rd day of December, 2025.

[Signature page follows]

GRANTOR:

Frank L. Smith, III, Trustee of the Frank L. Smith, Jr. Living Trust, established by the Revocable Trust Agreement of Frank L. Smith, Jr., dated October 3, 2005

By: _____
Frank L. Smith, III, Trustee

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Frank L. Smith, III, 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 trustee of the Frank L. Smith, Jr. Living Trust, established by the Revocable Trust Agreement of Frank L. Smith, Jr., dated October 3, 2005, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name as the trustee of the within named bargainor.

WITNESS my hand and office, this 3rd day of December, 2025.

_____
Notary Public

My Commission Expires: 1.6.2029

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

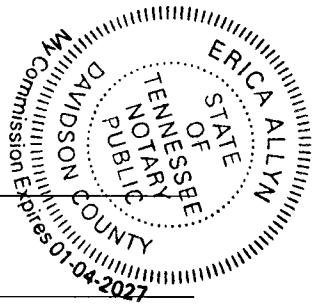
[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF Davidson)

The transfer tax payable in connection with this transfer has been paid with the special warranty deed from Grantor to Grantee recorded immediately before this quitclaim deed. The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
This 3rd day of December, 2025.



NOTARY PUBLIC

My Commission Expires: 01-04-2027

EXHIBIT A

Property Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land lying in the 18th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 31 of Plan of Christopher and Kirkland's Addition as recorded in Plat Book 57, Page 158, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by the southern right of way (ROW) of Acklen Avenue, bounded on the east by a portion of Lot 32 of said Plan of Christopher and Kirkman's Belmont Park Addition, said portion of Lot 32 being MKVB Acklen, LLC as recorded in Instrument Number 202304050024694, RODC, bounded on the south by the northern ROW of Magnolia Boulevard, and bounded on the west by a portion of Lot 31 of said Plan of Christopher and Kirkland's Belmont Park Addition, said portion of Lot 31 being Trustees of Belmont United Methodist Church as recorded in Book 11489, Page 262, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found 1/2" iron rod lying on said southern ROW of Acklen Avenue and being ±66.5 feet east of the southeast ROW intersection of said Acklen Avenue and 20th Avenue South; thence with said southern ROW of Acklen Avenue South 82°02'25" East 66.55 feet to a found iron rod with "CHASTAIN SKILLMAN" cap; thence leaving said ROW of Acklen Avenue and with the common line with said MKVB Acklen, LLC South 07°11'07" West 160.02 feet to a found 1/2" iron rod lying on said northern ROW of Magnolia Boulevard; thence along said ROW of Magnolia Boulevard North 82°02'25" West 66.33 feet to a found 5/8" iron rod; thence leaving said ROW of Magnolia Boulevard and with the common line of said Trustees of Belmont United Methodist Church North 07°06'32" East, 160.03 feet to the point of beginning.

Tract contains 10,631 square feet or 0.24 acres.
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Frank L. Smith, Jr., Trustee of The Frank L. Smith, Jr. Living Trust, established by the Revocable Trust Agreement of Frank L. Smith, Jr., dated October 3, 2005, by Warranty Deed from Frank L. Smith, Jr. of record in Instrument No. 200511090135568, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 12/03/2025 (date of document).

Bainbridge Dillion

Affiant Signature

12/03/2025

Date

State of Tennessee

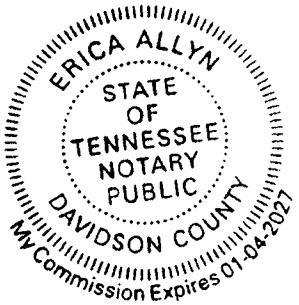
County of Davidson

Sworn to and subscribed before me this 03rd day of December, 2025 .

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL



202512050096882