This Instrument Was Prepared By
And After Recording, Return To:
Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402

Karen Johnson Davidson County
Batch# 1355164 DEEDQC
12/08/2025 10:01:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20251208-0097213

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Nashville Acquisitions V, LLC 2905 Northwest Blvd, Suite 150 Plymouth, MN 55441	Same as New Owner	07007006400 (formerly 07007006400 and 07008000100)

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Katherine D. Abernathy** (as to a 1/3 interest), **Lee Anne Abernathy as Trustee of the Abernathy Family Trust** (as to a 1/3 interest) and **Mary Jane Abernathy Baird** (as to a 1/3 interest) (hereinafter referred to as, collectively, "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **Nashville Acquisitions V, LLC**, a Minnesota limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

CP73240

2nd IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 2nd day of December, 2025.

GRANTOR:

By: Katherine D. Abernathy

Katherine D. Abernathy

STATE OF Tennessee)
) SS:
COUNTY OF Davidson)

On December 2nd, 2025, before me, a Notary Public in and for said County and State, personally appeared Katherine D. Abernathy who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument has executed the instrument for the purposes therein contained.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Nicole C Bess

Signature

[SEAL]

NICOLE C. BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

2nd IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 2nd day of December, 2025.

GRANTOR:

By: Lee Anne Abernathy
Lee Anne Abernathy as Trustee of the
Abernathy Family Trust

STATE OF Tennessee)
) SS:
COUNTY OF Davidson)

On December 2nd, 2025, before me, a Notary Public in and for said County and State, personally appeared Lee Anne Abernathy as Trustee of the Abernathy Family Trust who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument has executed the instrument for the purposes therein contained.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Nicole C Bess
Signature

[SEAL]

NICOLE C. BESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 2 day of Dec., 2025.

GRANTOR:

By: Mary Jane Abernathy Baird
Mary Jane Abernathy Baird

STATE OF Mississippi)
) SS:
COUNTY OF Sunflower)

On Dec 2nd, 2025, before me, a Notary Public in and for said County and State, personally appeared Mary Jane Abernathy Baird who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument has executed the instrument for the purposes therein contained.

I certify under PENALTY OF PERJURY under the laws of the State of Mississippi that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Kristi Smith
Signature

[SEAL]

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID# 102881
KRISTI SMITH
Commission Expires
July 19, 2028
SUNFLOWER COUNTY

CONSIDERATION AFFIDAVIT TO QUITCLAIM DEED

STATE OF MINNESOTA :

:

COUNTY OF HENNEPIN :

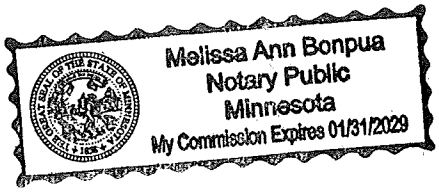
I hereby swear and affirm that the actual consideration for this transfer is $0.00.

AFFIANT:

By:_____
Timothy S. Allen

Sworn and subscribed to before me
this 3rd day of December, 2025.

_____
Notary Public



My Commission Expires: 01/31/2029

EXHIBIT A

(Legal Description)

Being a tract of land lying in the 2nd Council District of Davidson County, Nashville, Tennessee, a portion of said tract being portions of Lots 19, 20, 21, 46 and 47 of Free Silver Plan Showing 2nd Addition and Other Lots Conveyed as recorded in Plat Book 332, Page 46, Register's Office of Davidson County, Tennessee (RODC) and a portion of said tract being a portion of an abandoned right of way, abandoned by Metro Nashville and Davidson County Ordinance Number 2025-1052. Said tract being bounded on the south by the northern right of way of West Trinity Lane, bounded on the west by a portion of said abandoned right of way; bounded on the north by the southern right of way terminus of an unnamed right of way, by Thomas Joint Revocable Living Trust as recorded in Book 10354, Page 657, RODC, by The Infinity Fellowship Incorporated as recorded in Instrument Number 201608160085501, RODC, by Alice G. Cannon as recorded in Instrument Number 200411050133530, RODC, and by Quinta Ann Martin, Arrold Nunn Martin, Clarence Lonell Martin and Ida Kathryn Martin as recorded in Instrument Number 202110010132265, RODC, and bounded on the east by Passive Open Space as recorded in Instrument Number 202304100025614, RODC, and by the western right of way terminus of Hillside Cottage Lane. Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the said northern right of way and West Trinity Lane and being ±136 feet west of the centerline intersection of said West Trinity Lane and Horizon Drive; thence with the said northern right of way and West Trinity with the following: with a curve to the right having an arc length of 207.34 feet, a central angle of 02°05'11", a radius of 5,693.58 feet, and having a chord bearing and distance of North 86°48'49" West 207.32 feet to a point; thence North 04°21'35" East 4.00 feet to a point; thence with a curve to the right having an arc length of 99.30 feet, a central angle of 01°00'00", a radius of 5,689.58 feet, and having a chord bearing and distance of North 85°08'25" West 99.30 feet to a point; thence South 05°21'35" West 4.00 feet to a point; thence with a curve to the right having an arc length of 239.38 feet, a central angle of 02°24'32", a radius of 5,693.58 feet, and having a chord bearing and distance of North 83°26'09" West 239.37 feet to a point; thence North 82°13'53" West 200.07 feet to a point; thence with a curve to the left having an arc length of 65.84 feet, a central angle of 02°34'09", a radius of 1,468.39 feet, and having a chord bearing and distance of North 83°30'57" West 65.83 feet; thence leaving said right of way of West Trinity Lane with the following: thence North 05°11'13" West 496.51 feet to a point; thence North 51°52'57" East 14.58 feet to a point; thence with said right of way terminus of unnamed right of way South 38°07'03" East 14.29 feet to a point; thence with the common line of said Thomas Joint Revocable Living Trust, The Infinity Fellowship Incorporated, Cannon and Martin South 83°41'38" East 866.92 feet to a point; thence with the common line of said open space and the western right of way terminus of Hillside Cottage Lane South 03°32'21" West 479.71 feet to the point of beginning.

Tract contains 415,527 square feet or 9.54 acres.

Being the property conveyed to Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee for the Abernathy Family Trust (as to 1/3 interest), and Mary Jane Abernathy Baird (as to a 1/3 interest), By virtue of Quitclaim Deed of Consolidation from Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee for the Abernathy Family Trust (as to 1/3 interest), and Mary Jane Abernathy Baird (as to a 1/3 interest), dated November 19, 2025, recorded November 21, 2025 in Instrument No. 20251121-0093167, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kaitlyn McIntire, 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 December 3, 2025 (date of document).

Kaitlyn McIntire
Affiant Signature

12/5/25
Date

State of Minnesota

County of Hennepin

Sworn to and subscribed before me this 5th day of December, 2025.

Tammarie A. Healy
Notary's Signature

MY COMMISSION EXPIRES: 1/31/2026

NOTARY'S SEAL

TAMMARIE A HEALY
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2026