Karen Johnson Davidson County
Batch# 1356019 DEEDQC
12/10/2025 11:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251210-0098188

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DAGA HOLDINGS, LLC P.O. Box 120009 Nashville, TN 37212	DAGA HOLDINGS, LLC P.O. Box 120009 Nashville, TN 37212	104-4-222 104-4-223 104-4-224

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GABRIEL A. BRIGGS AND D. PATRICK BRIGGS, CO-TRUSTEES OF THE DAVID PAUL BRIGGS REVOCABLE TRUST (the "Grantor"), hereby quitclaim and convey to DAGA HOLDINGS, LLC, a Tennessee limited liability company, its successors and assigns, all of their right, title, and interest as trustee in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[*The remainder of this page is intentionally left blank. See signature page to follow.*]

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 4 day of December, 2025.

X _____
GABRIEL A. BRIGGS,
CO-TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Gabriel A. Briggs, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 4th day of December, 2025.

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 07-07-2027

X _____
DARREN P. BRIGGS,
CO-TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Darren P. Briggs, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 4th day of December, 2025.

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 07-07-2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 9th day of December, 2025.

Notary Public
My Commission Expires: May 1, 2028



EXHIBIT A

Tract 1: 104-4-222 (1207 16th Avenue South, Nashville, TN)

Being Lot No. 7 on the Map of Belmont Land Company's Subdivision of Lot No. 23, of the O.B. Hayes Addition, of record in Book 204, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 154 ¾ feet to an alley.

Tract 2: 104-4-223 (1205 16th Avenue South, Nashville, TN)

Being Lot No. 5 on the Plan of Belmont Company's First Subdivision of Lot No. 23, of the O.B. Hayes Addition to Nashville, of record in Book 204, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the west side of 16th Avenue South and runs back between parallel lines 153.75 feet to an alley.

Tract 3: Two-thirds (2/3) interest in 104-4-224 (1203 16th Avenue South, Nashville, TN)

Being Lot No. 3 on the Map of Belmont Land Company's Subdivision of Lot No. 23, of the O.B. Hayes Plan of Large Lots called "Rokeby" as of record in Book 204, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the westerly side of 16th Avenue South and runs back between parallel lines 153-3/4 feet to an alley.

Being part of the property conveyed by deed of record as Instrument #20230724-0056765, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 4, 2025 (date of document).

Affiant Signature

12/09/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of December, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

