QUITCLAIM DEED

CAMILLE WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

W-TMD-25-1409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Kevin Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 2025.

Camille Woods
Notary Public

MY COMMISSION EXPIRES: 03-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Deon Howard, II	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**081-15-0-168.00**
211 Donelson Pike M-109,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WBI HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KEVIN DEON HOWARD, II** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Lot Nos. 25, 26 and 27 on the J. M., T. J. and G. W. Hardings Plan, of record in Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the northwest corner of 18th Avenue, North, formerly Salem Street, and an alley, being the southeast corner of said Lot 27; thence with the westerly margin of said Avenue northerly 50 feet; thence westerly with the northerly margin of said alley 159 feet, more or less, to the easterly margin of a 10 foot alley; thence with the easterly margin of said alley southerly 49 feet, more or less, to the northerly margin of the first mentioned alley; thence with said margin 169 feet to the beginning.

Being the same property conveyed to WBI Holdings LLC, a Tennessee limited liability company by Warranty Deed from Kenneth T. Robinson, William T. Robinson, Jr., and Ronald Robinson, and Vernon Robinson and Marcus Robinson of record in Instrument No. 20210222-0020983, Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 22, 2021.

Being the same property conveyed to Kevin Deon Howard, II by Quitclaim Deed from WBI Holdings LLC, a tennessee limited liability company of record in Instrument No. 20221121-0123224 Register's Office for Davidson County, Tennessee, dated November 18, 2022 and recorded on November 21, 2022.

Being the same property conveyed to WBI Holdings LLC, a Tennessee limited liability company by Quitclaim Deed from Kevin Deon Howard, II of record in Instrument No. 20251117-0091478, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1409 Dr DB Todd Jr Blvd, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch # 1358154 DEEDQC
12/15/2025 01:50:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20251215-0099577

Witness my/our hand(s) this the 12 day of Dec., 20~~28~~ 25.

WBI Holdings LLC

BY: _____
Kevin Deon Howard, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN DEON HOWARD, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of WBI HOLDINGS LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of November, 2025.

_____
Notary Public
My Commission Expires: 03.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212