THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd. Ste. 130** **Nashville, TN 37215** **CRT File No. 250751525**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 12 day of Dec., 2025 Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1358157 DEEDQC
12/15/2025 01:55:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251215-0099581

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

QUITCLAIM DEED

Address New Owner: JBT Construction, LLC 2306 Cruzen St Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 081 08 1Q 001.00 081 08 1Q 002.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jason Tidwell, unmarried** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **JBT Construction, LLC, a Tennessee limited liability company**, their heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit Nos. A & B of HOMES AT 2006 9TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2006 9TH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument Number 20210422-0054222 and Affidavit of record in Instrument No. 20210423-0054624, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jason Tidwell, unmarried, by Quitclaim Deed from 404 Cornwall Drive, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20251110-0089347, in the Register's Office for Davidson County, Tennessee, dated November 07, 2025 and recorded on November 10, 2025.

This is improved property known as 2006 9th Ave North Unit A&B Nashville, TN 37208.

Grantor covenants that he are lawfully seized and possess said real property in fee simple, have a

good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2025.

Jason Tidwell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jason Tidwell, the bargainor, 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 and official seal at office, this 12 day of December, 2025.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026