Karen Johnson Davidson County
Batch # 1359326 DEEDQC
12/18/2025 11:33:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251218-0100577

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Sunny Cove LLC 4117 Hillsboro Circle, Suite 103-9 Nashville, Tennessee 37215	Same	103-02-3M-001.00, 103-02-3M-002.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Keep Kalm, LLC, a Tennessee Limited Liability Company ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Sunny Cove, LLC, a Tennessee Limited Liability Company ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Unit A and Unit B, with its private elements and limited common elements as set forth in instrument 20230110-0002152 for Maudina Avenue Townhomes, a horizontal property regime.

Being the same property conveyed to Keep Kalm, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, dated January 31, 2022, and filed of record as Instrument No. 20220222-0020187, Register's Office for Davidson County, Tennessee on February 22, 2022.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property is identified as unit A and unit B at 5701 Maudina Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 16 day of December, 2025.

Keep Kalm, LLC

By: _____
Andrew Levitre, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Levitre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Keep Kalm, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 12th day of December, 2025.

STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public

My commission expires: 6-27-2027

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

_____
Andrew Levitre

Sworn and subscribed to before me this 12th day of December, 2025.

STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public

My Commission Expires: 6-27-2027