QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1359919 DEEDQC
12/18/2025 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251218-0100817

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
OTTERSHAW, G.P.	NEW OWNER	**081 08 2B 002.00**
(NAME) **2531 CATALINA ST.**		
(ADDRESS) **LOS ANGELES, CA 90027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **IAIN MORRIS AND MARCHELLE BRADANINI, TRUSTEES OF THE MORRIS-BRADANINI FAMILY 2016 TRUST DATED JANUARY 25, 2016**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **OTTERSHAW, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ALL OF THEIR INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B, as depicted in Exhibit B in the Declaration of Covenants, Conditions and Restrictions for 1806 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130325-0029191, as amened in that certain First Amended and Restated Declaration of Covenants, Conditions and Restrictions for 1608 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130502-0044146, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Iain Morris and Marchelle Bradanini, Trustees of the Morris-Bradanini Family 2016 Trust dated January 25, 2016, by Quitclaim Deed from Iain Morris and Marchelle Bradanini, of record as Instrument No. 20160412-0035131, Register's Office for Davidson County, Tennessee .

unimproved ☐
This is improved ☒ property, known as 1608 B, 7th Avenue North, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of December, 2025.

THE MORRIS-BRADANINI FAMILY
2016 TRUST DATED JANUARY 25, 2016

BY: _____
IAIN MORRIS, TRUSTEE

BY: _____
MARCHELLE BRADANINI, TRUSTEE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

On this the 11th day of December, 2025, before me personally appeared Iain Morris and Marchelle Bradanini, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they are the Trustees of the Morris-Bradanini Family 2016 Trust dated January 25, and that they, as Trustees of said Trust, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of December, 2025.

My Commission Expires: 08/06/2027

_____
Notary Public

I. V. ZBARAZHSKIY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2457835
MY COMM. EXPIRES AUG. 6, 2027

Certificate of Authenticity

I, Adam G. LaFevor, 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 11, 2025.

Affiant Signature

12/17/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 17th day of December 2025.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal



RECORD & RETURN TO:
SoBro Law Group, PLLC
101 Lea Ave.
Nashville, TN 37210