QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
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Karen Johnson Davidson County
Batch# 1362218 DEEDQC
12/29/2025 03:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0103112

SEND TAX BILLS TO:	PROPERTY OWNER NAME & ADDRESS	MAP – PARCEL NUMBER – STREET ADDRESS
MCD Holdings, LLC – 64 FA4 Series, c/o Kristoffer A. Moore and Terry L. Spurlin-Moore 521 Greenstone Ln. Mt. Juliet, TN 37122	MCD Holdings, LLC – 64 FA4 Series, c/o Kristoffer A. Moore and Terry L. Spurlin-Moore 521 Greenstone Ln. Mt. Juliet, TN 37122	**071-14-0E-028.00** **64 Fern Ave. Unit #4** **Nashville, TN 37207**

THIS INDENTURE, made this 26th day of December, 2025 between **MCD HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** of Wilson County, Tennessee, hereinafter designated Grantor, and **MCD HOLDINGS, LLC – 64 FA4 SERIES**, of Wilson County, Tennessee, hereinafter designated Grantee:

WITNESSETH that said Grantor, for and in consideration of the sum of $0.00, has quit-claimed unto the said Grantee all of its interest in the following described premises, to wit:

> Land in Davidson County, Tennessee, being Unit No. 28, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160830-0090887, as amended in Instrument Nos. 20170913-0093673, 20180808-0078087 and 20190410-0032695 and being shown on Plat attached thereto as Exhibit "B", in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

THIS CONVEYANCE IS MADE SUBJECT TO all applicable restrictions, agreements, notations, conditions, setbacks, easements, etc. of record in the Register's Office for Davidson County, Tennessee, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

BEING the same property conveyed to MCD HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed registered on May 12, 2022, and found in Instrument Number 20220512-0054686 in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITHOUT AN EXAMINATION OF TITLE UNLESS PROVIDED BY SEPARATE DOCUMENT, IN WHICH CASE SUCH TITLE OPINION, IF ANY, MAY ONLY BE RELIED UPON BY THE PERSON OR PERSONS TO WHOM IT IS ADDRESSED, AND IS NOT TO BE RELIED UPON BY ANY OTHER PERSON OR PERSONS FOR ANY REASONS OR PURPOSES WHATSOEVER, AND THE PREPARER OF THIS INSTRUMENT OTHERWISE MAKES NO REPRESENTATION OF ANY KIND TO ANY PERSONS AS THE STATUS OR QUALITY OF THE TITLE, OR AS TO ANY RESTRICTIONS, ZONING, OR FITNESS FOR ANY PARTICULAR USE, OR THE ACCURACY OF THE DESCRIPTION, OR OF THE LEGAL DISABILITY OR COMPETENCY OF ANY PARTY TO THIS INSTRUMENT, OR AS TO ANY OTHER MATTERS. THE PREPARER OF THIS INSTRUMENT HAS PROVIDED NO LEGAL ADVICE OR COUNSELING TO ANY PARTY TO THIS TRANSACTION CONCERNING ANY FEDERAL OR STATE TAX CONSEQUENCES OF THIS TRANSACTION, AND ANY AFFECTED PARTY HERETO IS ADVISED TO SEEK THE ADVICE OF A COMPETENT TAX ATTORNEY OR A CERTIFIED PUBLIC

ACCOUNTANT WITH RESPECT THERETO PRIOR TO CLOSING. THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS SETTLEMENT AGENT OR CLOSING AGENT WITH RESPECT TO THIS TRANSACTION UNLESS SAME IS DOCUMENTED HERETO.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

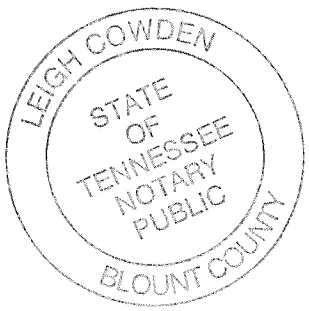
IN WITNESS WHEREOF, the said Member, signing on behalf of the company, hereunder sets his hand and seal the day and year first above written.

KRISTOFFER A. MOORE

STATE OF TENNESSEE))
ss.
COUNTY OF BLOUNT))

Personally appeared before me, the undersigned authority, a Notary Public in and for the State of Tennessee, the within named Grantor, Kristoffer A. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence his identification), and who acknowledged the due execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of December, 2025.



NOTARY PUBLIC
My Commission Expires: 5/2/26

AFFIDAVIT OF TRANSFER
EXEMPTION FROM RECORDATION TAX

I, Kristoffer A. Moore, hereby swear and affirm that no recordation tax is due pursuant to T.C.A. § 67-4-409(a)(1)(D), because this Deed evidences a transfer by Quit Claim by Grantor to Grantee for $0.

Affiant KRISTOFFER A. MOORE, Managing Member of MCD Holdings, LLC, 64 FA4 Series

STATE OF TENNESSEE))
ss.
COUNTY OF BLOUNT))

Affiant, Kristoffer A. Moore, who presented suitable identification or who is known to me personally, has subscribed and sworn to the above statement before me this 26th day of December, 2025.

LEIGH COWDEN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

NOTARY PUBLIC
My Commission Expires on: 5/2/26

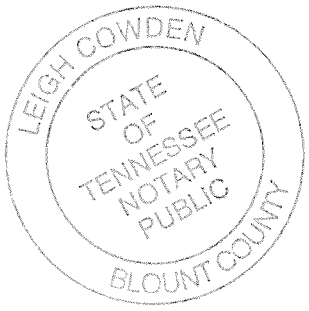
Tennessee Certification of Electronic Document

I, Skye Baltsersen, do hereby make an oath that I am an employee of Leigh Cowden, Esq., a licensed attorney, and as such, a 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 26, 2025.

Affiant Signature
Date: 12/26/2025

STATE OF TENNESSEE))
COUNTY OF BLOUNT))

Sworn to and subscribed before me this 26th day of December, 2025.



NOTARY PUBLIC
My commission expires on: 5/2/26