QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ELANA ROSE RAGAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 25, 2027
COUNTY OF DICKSON

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.

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
747 C ALLOWAY ALLOW OP, GP	NEW OWNER	105060X00600CO
(NAME)	(NAME)	
P.O. BOX 158444		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1362634 DEEDQC
12/30/2025 08:08:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20251230-0103219

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 **ALLOWAY OPPORTUNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LYNWOOD OPPORTUNITY, INC., A TENNESSEE CORPORATION NOW KNOWN AS LYNWOOD OPPORTUNITY, LLC, A LIMITED LIABILITY COMPANY, BY CERTIFICATE OF MERGER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **747 C ALLOWAY ALLOW op GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit G, and all common elements appurtenant thereto, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 749 Alloway Street, a Horizontal Property Regime, of record in Instrument Number 20231116-0089352, as amended in that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 749 Alloway Street, a Horizontal Property Regime 20250820-0066633, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "1" to said Amended Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Alloway Opportunity, LLC, a Tennessee limited liability company, by Quitclaim Deed from Magness Group 747, G.P., a Tennessee general partnership, of record as Instrument No. 20230405-0024597, Register's Office for Davidson County, Tennessee.

The property conveyed to Alloway Opportunity, LLC in said Quitclaim Deed was subsquently combined with property formerly known as 749 Alloway Street in that certain Consolidation Plat, of record as Instrument No. 20231108-0087537, Register's Office for Davidson County, Tennessee.

Lynwood Opportunity Inc., now known as Lynwood Opportunity, LLC, joins this conveyance to convey any possible interest it may have in the subject property by virtue of the referenced Consolidation Plat.

The said Lynwood Opportunity, Inc. was subsequently converted to Lynwood Opportunity, LLC, a Tennesse limited liability company, by Certificate of Merger, of record with the Tennessee Secretary of State.

unimproved ☐
This is improved ☒ property, known as 747 C Alloway Street, Nashville, TN 37203
(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 23rd day of December, 2025.

Lynwood Opportunity, Inc., now known as Lynwood Opportunity, LLC a Tennessee limited liability company

By: _____, Authorized Agent
Adam G. LaFevor, Authorized Agent

Alloway Opportunity, LLC, a Tennessee limited liability company

By: _____, Authorized Agent
Adam G. LaFevor, Authorized Agent

STATE OF Tennessee

COUNTY OF Davidson

On this the 23rd day of December, 2025, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent of Lynwood Opportunity, Inc., a Tennessee corporation, now known as Lynwood Opportunity, LLC, a Tennessee limited liability company, by certificate of merger, and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of December, 2025.

My Commission Expires: 08/25/2027

Elaina Rose Ragan
Notary Public



STATE OF Tennessee

COUNTY OF Davidson

On this the 23rd day of December, 2025, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent of Alloway Opportunity, LLC, a Tennessee limited liability company, and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of December, 2025.

My Commission Expires: 08/25/2027

Elaina Rose Ragan
Notary Public

