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)

ELAINA ROSE RAGAN NOTARY PUBLIC TENNESSEE 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
749 B ALLOWAY LYNWOOD OP GP	NEW OWNER	105060X00300CO
(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 2 pgs
Fees: $12.00 Taxes: $0.00

20251230-0103221

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 **LYNWOOD OPPORTUNITY, INC., A TENNESSEE CORPORATION NOW KNOWN AS LYNWOOD OPPORTUNITY, LLC, A LIMITED LIABILITY COMPANY, BY CERTIFICATE OF MERGER**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **749 B ALLOWAY LYNWOOD 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 B 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 Homes at 749 Alloway Street, a Horizontal Property Regime, of record as Instrument No. 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 the same property conveyed to Lynwood Opportunity, Inc., a Tennessee corporation, by Deed of Correction from Magness Group 749, G.P., a Tennessee general partnership, of record as Instrument No. 20210506-0061050, Register's Office for Davidson County, Tennessee. The said Lynwood Opportunity, Inc. was subsequently converted to Lynwood Opportunity, LLC, a Tennesse limited liability company.

unimproved ☐
This is improved ☒ property, known as 749 B 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: _____, Asst Sec
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

