5th

Butler Snow v.2 12.19.25

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
Butler Snow LLP Attention: Geoffrey A. Morris 6075 Poplar Avenue, Suite 500 Memphis, TN 38119 (901) 680-7200	Jefferson Commercial LLC 7115 South Point Parkway Brentwood, Tennessee 37027 Attn: Derrick Morgan	1706 Jefferson St, Nashville, TN 37208 1718 Jefferson St, Nashville, TN 37208 1726 Jefferson St, Nashville, TN 37208 1728 Jefferson St, Nashville, TN 37208 1730 Jefferson St, Nashville, TN 37208 1704 Jefferson St, Nashville, TN 37208 1712 Jefferson St, Nashville, TN 37208 1734 Jefferson St, Nashville, TN 37208	Part of 081-15-0-588.00 Part of 081-15-0-583.00 081-15-0-580.00 081-15-0-579.00 081-15-0-578.00 Part of 081-15-0-589.00 Part of 081-15-0-637.00 081-15-0-577.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **1712 JEFFERSON STREET LLC**, a Tennessee limited liability company ("Grantor"), for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto **JEFFERSON COMMERCIAL LLC**, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to all of that certain real estate described in Exhibit "A" attached hereto and incorporated herein by this reference.

[SIGNATURE(S) FOLLOW]

Karen Johnson Davidson County
Batch # 1362705 DEEDQC
12/30/2025 09:15:05 AM 6 pgs
Fees: $32.00 Taxes: $0.00



20251230-0103303

[Signature Page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative as of the 18th day of December, 2025.

GRANTOR:

1712 JEFFERSON STREET LLC,
a Tennessee limited liability company

By: KNGDM Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: Derrick Morgan
Title: Manager

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, a Notary Public of the State and County aforesaid, personally appeared Derrick Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of KNGDM Manager, LLC, a Delaware limited liability company, the Manager of 1712 Jefferson Street LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of KNGDM Manager, LLC, in its capacity as Manager of 1712 Jefferson Street LLC, and on its behalf by himself as Manager of said Manager.

WITNESS my hand, at office, this 18th day of December, 2025.

_____
Notary Public

My Commission Expires:

9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 18th day of December, 2025.

Notary Public

My Commission Expires: 9/5/2028

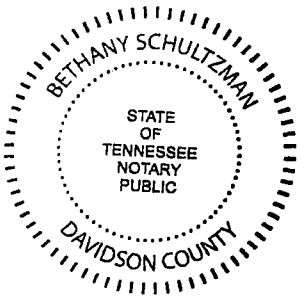


EXHIBIT A
TO QUIT CLAIM DEED

Legal Description

Tract 1: (1704, 1706, 1712 and 1718 Jefferson Street)

Land in Davidson County, Tennessee, being the Commercial Unit of 1712 Jefferson Street Condominium, as more particularly described in and established pursuant to that certain Declaration of Covenants, Conditions, and Restrictions Establishing 1712 Jefferson Street Condominium of record in Instrument Number 20250513-0037622, in the Register's Office for Davidson County, Tennessee, as amended and restated in Amended and Restated Declaration of Covenants, Conditions, and Restrictions Establishing 1712 Jefferson Street Condominium of record in Instrument No. 20251218-0100657, said Register's Office (the "Declaration"), and being further shown on the plan attached as Exhibit D of the Declaration, to which reference is hereby made for a more complete and accurate legal description, together with the appurtenant easements thereunto belonging as set forth in the Declaration and the Bylaws attached as Exhibit B to the Declaration, and the undivided percentage interest to which said unit is entitled with respect to the common elements as defined in and as set forth in the Declaration.

Being a portion of the same property conveyed to 1712 Jefferson Street LLC, by Quitclaim Deed dated January 31, 2025 and recorded February 5, 2025 from 1712 Jefferson Street LLC, of record in Instrument No. 20250205-0008650, Register's Office for Davidson County, Tennessee.

Tract 2: (1726 Jefferson Street):

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the Southerly part of Lot No. 41 on the Plan of J.M. & T.J. Harding's Subdivision of record in Book 21, page 81, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 53 feet on the northerly side of Jefferson Street and extends back 109.74 feet on the easterly line and 116.03 feet on the westerly line to the southerly boundary of Inter-State Highway and measures 53.28 feet thereon.

Being a portion of the property conveyed to 1712 Jefferson Street, LLC, a Tennessee limited liability company, by Warranty Deed dated July 3, 2024, and recorded July 12, 2024, from Fisk University, a Tennessee nonprofit corporation, of record in Instrument No. 20240712-0052634, Register's Office for Davidson County, Tennessee.

Tract 3: (1728 Jefferson Street):

Land in Davidson County, Tennessee, being Lots(s) 42, as shown on the map entitled J.M. & T.J. Harding Plan, of record in Plat Book 21, page 81, Register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Included in the above description but specifically excluded therefrom is that portion thereof described in Warranty Deed of record in Book 4219, page 20, said Register's Office.

Being a portion of the property conveyed to 1712 Jefferson Street, LLC, a Tennessee limited liability company, by Warranty Deed dated July 3, 2024, and recorded July 12, 2024, from Fisk University, a Tennessee nonprofit corporation, of record in Instrument No. 20240712-0052634, Register's Office for Davidson County, Tennessee.

Tract 4: (1730 Jefferson Street):

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled J.M. & T.J. Harding Plan, of record in Plat Book 21, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Included in the above property but specifically excluded therefrom is that portion thereof described in the Warranty Deed of record in Book 4170, page 360, said Register's Office.

Being a portion of the property conveyed to 1712 Jefferson Street, LLC, a Tennessee limited liability company, by Warranty Deed dated July 3, 2024, and recorded July 12, 2024, from Fisk University, a Tennessee nonprofit corporation, of record in Instrument No. 20240712-0052634, Register's Office for Davidson County, Tennessee.

Tract 5: (1734 Jefferson Street):

Land in Davidson County, Tennessee being Lot No. 44, on the Map of J.M. & T.J. Harding's Subdivision, of record in Plat Book 21, page 81, Register's Office for Davidson County, Tennessee, to which plan reference hereby made for a more complete description.

Less and Except that portion of property conveyed in Book 4225, page 296 and Book 5253, page 233, Register's Office for Davidson County, Tennessee, to which deed reference is here made for a more complete description of the excluded property.

Being a portion of the same property conveyed to Luther C. Harris and wife, Helen Louise Watkins Harris by Warranty Deed from W. H. Lavine, Trustee of record in Book 1974, page 537, Register's Office for Davidson County, Tennessee, dated October 06, 1947 and recorded on May 28, 1951. The said Luther C. Harris died on January 29, 1961, leaving Helen Louise Watkins Harris as the surviving tenant by the entirety.
The said Helen Louise Watkins Harris later remarried, and became known as Helen Louise Harris McAlpin.

The said Helen Louise Harris McAlpin died on September 30, 2003, and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division,

as Docket No. 03P-1657, devised the subject property to Luther Conrad Harris, Jr., Lois Juanita Saffold and Anderson Eugene Harris, a one-third share each.

Being the same property conveyed to 1712 Jefferson Street LLC by deed of record in Instrument No. 20251223-0101898, Register's Office for Davidson County, Tennessee.