Karen Johnson Davidson County
Batch# 1362848 DEEDQC
12/30/2025 10:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103477

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 Multifamily LLC 7115 South Point Parkway Brentwood, Tennessee 37027 Attn: Derrick Morgan	1718 Jefferson St. Nashville, TN 37208	Part of 081-15-0-588.00 Part of 081-15-0-583.00 Part of 081-15-0-589.00 Part of 081-15-0-637.00

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 MULTIFAMILY 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]

[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

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

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
TO QUIT CLAIM DEED

Legal Description

Land in Davidson County, Tennessee, being the Residential 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 the same property conveyed to 1712 JEFFERSON ST LLC, of record in Instrument Number 20250205-0008650, in the Register's Office for Davidson County, Tennessee. 1712 JEFFERSON ST LLC, being one and the same with 1712 Jefferson Street, LLC.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 18, 2025 (date of document).

J Spruill

Affiant Signature

December 29, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of December, 2025.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

