THIS INSTRUMENT PREPARED BY:
Barnes & Thornburg LLP
Logan C. Stevens
888 S. Harrison St., Ste. 600
Fort Wayne, IN 46807

Karen Johnson Davidson County
Batch# 1363915 DEEDQC
12/31/2025 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104163

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Peter and Melani Wilson 10510 Vermilyea Pass Fort Wayne, IN 46804	Peter and Melani Wilson 10510 Vermilyea Pass Fort Wayne, IN 46804	083090019

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Feffer Acquisitions, LLC**, an Indiana limited liability company (the "Grantor"), hereby quitclaims and conveys to **Peter** and **Melani Wilson**, as husband and wife (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 34 of Block "C" on the Map of F. C. Beasley's Subdivision of the Douglass property, of record in Plat Book 2, Page 66, Chancery Court at Nashville. Said Lot No. 34 fronts 50 feet on the northerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 170 feet to an alley.

This is improved property known as 1211 Ordway Place, Nashville, TN 37206.

Dated as of January 1, 2026.

(Signature Page Follows)

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

The actual consideration or True Value, whichever is grater for this transfer is **$10.00**.

Peter Wilson, Affiant

Subscribed and sworn to before me this 30th day of December, 2025.

Notary Public

My Commission Expires: Sept 10 2031

JOSHUA WHITE
Notary Public - Seal
Allen County - State of Indiana
Commission Number NP0751468
My Commission Expires Sep 10, 2031

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above

FEFFER ACQUISITIONS, LLC
an Indiana limited liability company

By: _____
Name: Peter Wilson
Title: Member and Manager

STATE OF INDIANA)
) SS
COUNTY OF ALLEN)

Personally appeared before me, within said County and State, the undersigned, a Notary Public having authority within the State and County aforesaid, Peter Wilson, with whom I am personally acquainted, and who acknowledged himself to be the authorized Member and Manager of Feffer Acquisitions, LLC, an Indiana limited liability company, and that he executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the limited liability company, in its capacity as Member and Manager of the limited liability company.

WITNESS my hand, at office, this 30th day of December, 2025.

Notary Public

My Commission Expires:

Sept 10, 2031

JOSHUA WHITE
Notary Public - Seal
Allen County - State of Indiana
Commission Number NP0751468
My Commission Expires Sep 10, 2031

Certificate of Authenticity

I, Lisa D. Starks, hereby make this oath that I am the 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 30, 2025.

Affiant Signature

12/30/2025
Date

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Sworn to and subscribed before me this 30th day of December, 2025.

(Shelia K. Marley) Notary's Signature

State of Indiana, County of ALLEN
My Commission Expires: 7-23-2031

Notary's Seal (if on paper)

SHELIA K. MARLEY
Notary Public - Seal
Allen County - State of Indiana
Commission Number NP0670753
My Commission Expires Jul 23, 2031