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 2^0 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1365147 DEEDQC
01/05/2026 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000376

208 South LLC, a Tennessee limited liability company	SEND TAX BILLS TO: *SAME*	MAP / PARCEL NUMBER (S) 083-13-0-012.00
(NAME) **208 S 11th St**	(NAME) 1205 Tremont St	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

JOSEPH JOHN SHIELDS, IV, AN UNMARRIED MAN

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

208 SOUTH LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the Northerly 10 feet of Lot No. 204 and the Southerly 30 feet of Lot No. 205 on the Plan of East Edgefield, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said parts of said Lot Nos. 204 and 205 front together 40 feet on the Westerly side of South Eleventh Street and run back between parallel lines 184 feet, more or less, to an alley.

Being the property conveyed to Joseph John Shields, IV, by Warranty Deed from Ilse Delange and Firefly Management B.V., of record in Instrument No. 20251119-0092196, Register's Office for Davidson County, Tennessee, dated October 3rd, 2025 and recorded on November 19, 2025.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **unimproved** property known as: 208 S 11th St, Nashville, TN 37206.

Witness our hands this the 2nd day of ~~December, 2025~~ JANUARY, 2026.

Joseph John Shields, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph John Shields, IV**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2ND day of January, 2026.

Notary Public
My Commission Expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, BRANDON LIPPMAN, do hereby make oath that I am a licensed attorney and/or 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 **January 2, 2026**.

Date

Affiant Signature

01-02-2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

