THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1369203 DEEDQC
01/13/2026 08:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260113-0002848

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
1609A Construction, LLC 424 Church St., Ste 2000 Nashville, TN 37219	New Owner	082-05-3D-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MIGUEL A. PALOS, JR.** an Unmarried Person or Whose Spouse has No Interest, who possesses a Seventy-Percent (70%) Interest in the below described Property as a Tenant-in-Common and the **J&M IRWIN TRUST DATED APRIL 19, 2020, JEFFREY MATTHEW IRWIN AND MADISON MINOR IRWIN, TRUSTEES,** which possesses a Thirty-Percent (30%) Interest in the below described Property as a Tenant-in-Common, by these presents do hereby quitclaim and convey unto **1609A CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. A on the Declaration Establishing a Horizontal Property Regime for the Townhomes at 1609 5th Avenue North, of record in Exhibit "B" in the Declaration Establishing a Horizontal Property Regime for the Townhomes at 1609 5th Avenue North at Instrument No. 20230713-0053746, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Miguel A. Palos, Jr., an unmarried man, as to a 70% interest and Jeffrey Irwin, a married man, as to a 30% interest by Warranty Deed from Landon C. Frenzel and wife, Christin C. Frenzel of record in Instrument No. 20200505-0047005 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 05, 2020..

Being the same property conveyed to Miguel A. Palos, Jr., an unmarried man, as to a 70% interest and Jeffrey Matthew Irwin and Madison Minor Irwin, Trustees of the J&M Irwin Trust dated April 19th, 2020, as to 30% interest by Quitclaim Deed from Miguel A. Palos, Jr., an unmarried man and Jeffrey Irwin, a married man of record in Instrument No. 20200515-0050524 Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on May 15, 2020.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

[signatures of following page]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ___ day of November, 2025.

Miguel A. Palos, Jr.

J&M IRWIN TRUST DATED APRIL 19, 2020, JEFFREY MATTHEW IRWIN AND MADISON MINOR IRWIN, TRUSTEES

Jeffrey Matthew Irwin
Trustee

Madison Minor Irwin
Trustee

STATE OF Kentucky
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Miguel A. Palos, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of November 2025.

Notary Public

My Commission Expires: 9-1-27

KRISTYN RAE RUSSELL NOTARY PUBLIC ID #KYNP78569 MY COMMISSION EXPIRES 09/01/2027 STATE AT LARGE, KENTUCKY

STATE OF Kentucky
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jeffrey Matthew Irwin and Madison Minor Irwin, the Co-Trustees of the J&M Irwin Trust Dated April 19, 2020**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of November 2025.

Notary Public

My Commission Expires: 9-1-27

KRISTYN RAE RUSSELL NOTARY PUBLIC ID #KYNP78569 MY COMMISSION EXPIRES 09/01/2027 STATE AT LARGE, KENTUCKY

STATE OF Kentucky
COUNTY OF Pulaski

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7th day of November 2025.

Affiant

My commission expires: 9-1-27
(Affix Seal)

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11-17-2025

Affiant Signature

12th day of January, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028