Prepared by and Return to:
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Karen Johnson
Batch # 1369411
01/13/2026 11:48:28 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260113-0003118

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
140 Green Street LLC **Attn: Robert J. Joslin, Jr.** **630 Murfreesboro Pike** **Nashville, TN 37210**	**SAME**	**Map 93-16** **Parcel 271**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ROBERT JACKSON JOSLIN, JR., (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto 140 GREEN STREET LLC, a Tennessee limited liability company, (hereinafter referred to as "Grantee"), its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of its right, title and interest in and to the following described property located in Davidson County, Tennessee:

BEING Lot No. 14, on the Plan of the Subdivision of the Homestead Block of the Hermitage Addition, of record in Book 57, Page 76, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 14 fronts 50 feet on the northerly side of Green Street, and runs back between parallel lines 150 feet to a 17 foot alley.

BEING the same property conveyed to Robert Jackson Joslin, Jr., a married man, by Warranty Deed dated February 7, 2000, from Rowland Trucking, LLC, of record as Instrument No. 200003020020733, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record.

This is improved property known as 138 Green Street, Nashville, in Davidson County, Tennessee 37210.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 7 day of January, 2026.

ROBERT JACKSON JOSLIN, JR., Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cody Henley, a Notary Public of this County, ROBERT JACKSON JOSLIN, JR., 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, at office, this 7 day of January, 2026.

CODY M. HENLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires: July 6, 2026

Notary Public
My Commission Expires: 7/6/2026

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(1)(D) OF THE TENNESSEE CODE ANNOTATED.

Robert J. Joslin, Jr.

Sworn and subscribed to before me this 7 day of January, 2026.

My Commission Expires: 7/6/2026

Notary Public

CODY M. HENLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires: July 6, 2026