Prepared by and Return to:
M. Steele Cantey, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9307

Karen Johnson Davidson County
Batch # 1369411 DEEDQC
01/13/2026 11:48:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260113-0003119

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 270**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, BOBBY JOSLIN, (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:

Land in Davidson County, Tennessee, being the westerly 32-1/2 feet of Lot 15 on the Plan of the Subdivision of the Homestead Block, Hermitage Addition to Nashville, of record in Book 57, Page 76, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot 15 fronts 32-1/2 feet on the northerly side of Green Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Bobby Joslin by Warranty Deed dated February 24, 2000, from William M. Kennedy and wife, Nancy Kennedy, of record as Instrument No. 200002250018700, Register's Office for Davidson County, Tennessee.

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

4909-0921-6620

This is unimproved property known as 140 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.

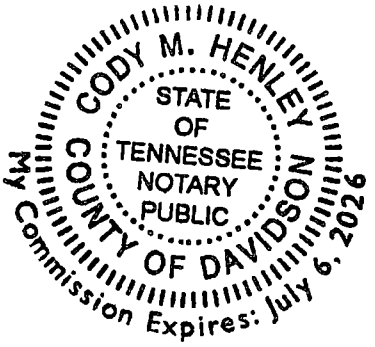
Bobby Joslin

BOBBY JOSLIN, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cody Henley, a Notary Public of this County, ROBERT JACKSON JOSLIN, JR. (a/k/a BOBBY JOSLIN), 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.



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

