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
Batch # 1369411
01/13/2026 11:48:28 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260113-0003120

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
161 Green Street LLC **Attn: Robert J. Joslin, Jr.** **630 Murfreesboro Pike** **Nashville, TN 37210**	**SAME**	**Map 94-13-0** **Parcel 17**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ROBERT J. JOSLIN, JR., (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto 161 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 parts of Lots Nos. 7, 8 and 9, Block "J" in the Hermitage Addition to Nashville, as of record in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Green Street and Keith Avenue and running westwardly with the southerly margin of Green Street 50 feet to a point; thence southerly parallel with Keith Avenue, 136 feet, more or less, to said Keith Avenue; thence along the westerly margin of Keith Avenue, northerly 116.8 feet more or less to the point of beginning.

BEING the same property conveyed to Robert J. Joslin, Jr. by Warranty Deed dated May 15, 2001, from Stephen E. Ray of record as Instrument No. 20010517-0051271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 57, Pages 42 and 43, said Register's Office.

This is unimproved property known as 161 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 J. JOSLIN, JR., Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Cody Henley, a Notary Public of this County, ROBERT J. 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