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
20260113-0003121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
159 Green Street LLC **Attn: Robert J. Joslin, Jr.** **630 Murfreesboro Pike** **Nashville, TN 37210**	**SAME**	**09413001600**

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 159 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 the 15th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lots 7, 8 and 9 shown on the Plan of Hermitage Addition, Book 57, page 43, 76 and 108, Register's Office for Davidson County and part of a closed alley by Metro Council Bill No. 64-358, more particularly described as follows:

Beginning in the south right of way of Green Street at a point located 50 feet west of the intersection of said Green Street and Keith street;
Thence leaving said Green Street S 5° 51' W, 167.79 feet to the center a 30' right of way shown on said plan of Hermitage Addition;
Thence along said right of way S 76° 38' W, 36.94 feet to the right of way of Interstate 40;
Thence following said right of way N 8° 51' 03" W, 15.05 feet;
Thence N 55° 40 W, 12.86 feet;

Thence leaving said Interstate 40 right of way N 5° 51' E, 159.40 feet to the south right of way of said Green Street;
Thence along said Green Street S 83° 59' 17" E, 50.0 feet to the point of beginning and containing 0.2 acre, more or less.

BEING the same property conveyed to Robert J. Joslin, Jr. by Quitclaim Deed dated July 28, 2004, from Thomas L. Cummings, Jr. of record as Instrument No. 20040729-0090869, Register's Office for Davidson County, Tennessee.

This is not and has never been the principal place of residence of the Grantor.

This is unimproved property located at 159 Green Street, Nashville, Tennessee 37210.

The property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

The legal description stated above has been taken from the prior Quitclaim 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