Karen Johnson Davidson County
Batch # 1371652 DEEDQC
01/22/2026 09:44:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260122-0005202

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
Nashville Reagan 654, LLC
223 Druid Hills Dr.
Dickson, TN 37055

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
093-11-0C-034.00-CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Candace Farris, and Raymond D. Childress, wife and husband,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Nashville Reagan 654, LLC**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson Count, Tennessee, being Unit No. 34, on the Plan of Rutledge House Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11687, Page 739, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Rutledge House Condominiums of record in Book 11700, Page26, amending Book 6200, Page 318, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Candace Farris, and Raymond D. Childress, husband and wife, by Warranty Deed from Ann Clements Beaty F/K/A Ann D. Clements, a married woman of record in Instrument No. 20251230-0103762, Register's Office for Davidson County, Tennessee.

This is improved property known as: 654 President Ronald Reagan Way, Nashville, TN 37210.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 5th day of January, 2026.

Candace Farris

Raymond D. Childress

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Candace Farris and Raymond D. Childress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of January, 2026.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 5th day of January, 2026.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027