Karen Johnson Davidson County
Batch # 1374748 DEEDQC
02/02/2026 02:15:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260202-0007030

This Instrument Prepared By:
Tracy Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Jefferson Preservation, LLC 1409 Rosedale Avenue Nashville, TN 37207	Jefferson Preservation, LLC 1409 Rosedale Avenue Nashville, TN 37207	081 16 0 395.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

K. Wilson
Affiant

MADISSON DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-05-2029

SUBSCRIBED AND SWORN TO before me, on this 23rd day of January, 2026.

Notary Public

My Commission Expires: 11/05/2029

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **RUDY FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership (together, the "Grantor"), does hereby quitclaim unto **JEFFERSON PRESERVATION, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

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

Witness my hand this 22nd day of January, 2026.

GRANTOR:

RUDY FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
John Gleaves, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared John Gleaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Rudy Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and seal, at Office in Nashville, Tennessee, this 22nd day of January, 2026.

_____
Notary Public

My Commission Expires: 5/11/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

Land in the 19th Council District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated June 20, 2025, and known as Job No. 250159 as follows:

Beginning at a point in the northeasterly intersection margin of Jefferson Street and Tenth Avenue North and being the southwesterly corner of the described property; thence with 10th Avenue North (33' right of way) N 27°22'23" W a distance of 178.49' to a point in the southwesterly margin of Tenth Avenue North and Rev Dr. Enoch Jones Boulevard; thence leaving Tenth Avenue North and with Rev Dr. Enoch Jones Boulevard (30' right of way) N 73°38'23" E a distance of 108.33' to an existing PK nail located in the base of 3' tree; thence leaving the right of way of Rev Dr. Enoch Jones Boulevard and with the line of Joshua Hunter (Inst# 202502210012913) S 27°09'36" E a distance of 83.79' to an existing 5/8" iron pin; thence leaving Hunter property and with the line of 934 Jefferson, LLC (Inst# 201504230036560) S 27°09'36" E a distance of 94.08' to an iron pin set in the northerly margin of Jefferson Street; thence with the said margin(49.5' right of way) S73°22'57"W 107.56' to the point of beginning and having an area of 18894.1 square feet, 0.43 acres +/-.

Being the same property conveyed to Jefferson Preservation, LLC, a Tennessee limited liability company, from Rudy Family Limited Partnership, a Tennessee limited partnership, by Special Warranty Deed dated January 23, 2026, recorded on February 2, 2026, as Instrument No. 20260202-0007029, in said Register's Office.