Karen Johnson
Batch # 1377053
02/06/2026 02:22:57 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260206-0008824

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Bluegrass Capital Group
1224 2nd Ave S, Ste 401
Nashville, TN 37210

ADDRESS OF NEW OWNER:

1702 ALLISON PLACE QOZB, LLC

and Keewaydin Holdings B, LLC

1224 2nd Ave S, Ste 103

Nashville, TN 37210

SEND TAX BILLS TO:

Same

MAP-PARCEL NO.: 105-11-0-149.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1702 ALLISON PLACE QOZB, LLC, a Tennessee limited liability company ("Grantor"), hereby quitclaims and conveys unto:

1702 ALLISON PLACE QOZB, LLC, a Tennessee limited liability company, as to an undivided 5% interest as tenant in common; and

Keewaydin Holdings B, LLC, a Tennessee limited liability company, as to an undivided 95% interest as tenant in common,

all of Grantor's right, title, and interest in and to the following described real property situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of the Allison Subdivision, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 1702 ALLISON PLACE QOZB, LLC by Warranty Deed from Bryce McCloud and wife, Elizabeth Atack, of record in Instrument No. 20251113-0090469, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1704 Allison Place, Nashville, Tennessee 37203.

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

GRANTOR:

1702 ALLISON PLACE QOZB, LLC

a Tennessee limited liability company

By: _____

Jerry Ikerd, Member

Date: February 6, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the state and county aforesaid, personally appeared Jerry Ikerd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Member of 1702 ALLISON PLACE QOZB, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal at office, this 6th day of February, 2026.

Notary Public: _____

My Commission Expires: _____

RONALD EDWARD HAINES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires October 28, 2028

OATH OF CONSIDERATION

I, Jerry Ikerd, being duly sworn, depose and say that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $1.00.

Subscribed and sworn to before me this 6th day of February, 2026.

Notary Public: _____

My Commission Expires: _____

RONALD EDWARD HAINES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires October 28, 2028

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Affiant

Subscribed and sworn before me, this 6th day of February, 20 26

Notary

EDWARD HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 28, 2028