Karen Johnson Davidson County
Batch # 1377053 DEEDQC
02/06/2026 02:22:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260206-0008825

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
South Sky Capital Equity Fund, DST 1224 2nd Ave. S., #103 Nashville, TN 37210	Same	105112L00100CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1702B Allison Place, LLC, a Tennessee Limited Liability Company ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto South Sky Capital Equity Fund LLC, a Delaware limited liability company and South Sky Capital Equity Fund, DST, a Delaware Statutory Trust ("Grantees"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, Being Unit No. A, on the Plan of Homes at 1702 Allison Place, as shown on that plan identified as Exhibit "B" of that Declaration of Homes at 1702 Allison Place, of record in Instrument No. 20230711-0052867, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to 1702B Allison Place, LLC, by Quitclaim Deed from 1702 Allison Place QOZB, LLC, dated August 16, 2023, of record in Instrument No. 20230816-0064041, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easement of records.
>
> This is improved property identified as 1702 A Allison Place, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 3rd day of February, 2025.

1702B Allison Place, LLC, a Tennessee Limited Liability Company

By: _____
Jerry S. Ikerd, Jr. - Manager

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Jerry S. Ikerd, Jr., the within named bargainors, 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 Manager of 1702B Allison Place, LLC and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 3rd day of February, 2025.

RONALD EDWARD HAINES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

My commission expires: My Commission Expires ~~October 28, 2028~~

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

_____
Jerry S. Ikerd, Jr.,

Sworn and subscribed to before me this 3rd day of February, 2025.

RONALD EDWARD HAINES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

My Commission Expires: My Commission Expires ~~October 28, 2028~~