THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SUBSCRIBED AND SWORN to before me, this the 9th day of January, 2026.

Notary Public

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1377328 DEEDQC
02/09/2026 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009181

| Address of New Owner: | Send Tax Bills To: | Map/Parcel ID: |
|---|---|---|
| **Stonebridge Partners LLC – Series A**<br>**625 Main Street, Ste 201**<br>**Nashville, TN 37206** | **Stonebridge Partners LLC – Series A**<br>**625 Main Street, Ste 201**<br>**Nashville, TN 37206** | **105-07-2E-001-00** |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Mark Proctor and Adam Bryan** ("Grantors"), a married couple, by these presents does hereby Quitclaim and convey unto the **Stonebridge Partners LLC – Series A** ("Grantee"), a Tennessee Limited Liability Company, their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit 1 on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for Pillow Street Cottages, now known as We-Ho Cottages, a Townhouse Planned Unit Development, of record as Instrument 20160415-0036657, amended in First Amendment to the Declaration of Covenants, Conditions and Bylaws for Pillow Street Cottages, of record in Instrument No. 20180406-0032472, and Instrument No. 20180607-0054928 and Second Amendment of record in Instrument No. 20180802-0075687, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to William Mark Proctor and Adam Bryan, a married couple, by Warranty Deed from Amanda Joseph, a married woman, dated July 22, 2022 and recorded July 27, 2022 at Instrument number 20220727-0085626, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

This is **improved** property known as: **432 Merritt Avenue, Nashville, TN 37203**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 9th day of January, 2026.

**GRANTORS:**

William Mark Proctor

Adam Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of January, 2026, before me personally appeared William Mark Proctor and Adam Bryan, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 9th day of January, 2026.

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 05/03/2027

**This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.**

# Certificate of Authenticity

I, Ryan Rolston do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 9, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 9th day of January, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of January, 2026.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY