QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTU
GREATER F

Affiant

Subscribed an

NOTARY PU

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Evan Maschmeyer, **Affiant**
Subscribed and sworn before me this the 9th **Day of** February, 2026
P. Wharton, **Deputy Register**

My Commission Expires: 11/05/2029

This deed was prepared based solely upon information supplied by the Grantor, and search.

Karen Johnson
Batch # 1377392
02/09/2026 11:17:31 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs

20260209-0009366

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SKYLARK SCOTT LLC 111 17th Ave S., 1816 Nashville, TN 37203	SAME AS NEW OWNER	072-10-0-341.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Evan Maschmeyer, an unmarried man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto SKYLARK SCOTT LLC, an Indiana limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Map of M. M. Harvill's Subdivision of record in Plat Book 547, Page 32, in the Register's Office for said County. Said Lot No. 3 fronts 100 feet on the West side of Scott Avenue and extends back 375.2 feet on the North line and 374.5 feet on the South line, to an alley in the rear on which it measures 100 feet.
>
> Being the same property conveyed to Evan Maschmeyer, an unmarried man, by Warranty Deed from Allen Lee Zirker and wife, Eleanor Zirker of record in Instrument No. 20221013-0112350 Register's Office for Davidson County, Tennessee, dated October 11th, 2022, and recorded October 13th, 2022.
>
> This is improved property, known as 2116 Scott Avenue, Nashville, TN 37216.

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

WITNESS my hand on 8 February, 2026.

Evan Maschmeyer

STATE OF TN

COUNTY OF Davidson

On Feb 8, 2026, before me personally appeared Even Maschmeyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 8 February, 2026.

NOTARY PUBLIC

My Commission Expires: 11/05/2029

NATASHA BRANCH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY