QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTU
GREATER F

C
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.
, Deputy Register

My Commission Expires: 11/05/2029

This deed was prepared based solely upon Davidson County Grantor, and earch.

Karen Johnson
Batch # 1377394
02/09/2026 11:19:33 AM
Fees: $12.00 Taxes: $0.00
DEEDQC
2 pgs

20260209-0009368

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 #
ARDMORE NORTH LLC 111 17th Ave S., 1816 Nashville, TN 37203	SAME AS NEW OWNER	081-08-0-468.00

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 ARDMORE NORTH 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. 73 as shown on the Plan of D.T., McGavock Addition, of record in Book 21, Page 7, 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 Evan Maschmeyer, an unmarried man, by Warranty Deed from Cheryl Louise Hiers, an unmarried woman, of record in Instrument No. 20240916-0071582 Register's Office for Davidson County, Tennessee, dated September 6th, 2024, and recorded September 16th, 2024.
>
> This is improved property, known as 1726 5th Avenue North, Nashville, TN 37208.

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 Evan 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