Karen Johnson Davidson County
Batch# 1378751 DEEDQC
02/10/2026 12:36:30 PM 5 pgs
Fees: $37.00 Taxes: $0.00
20260210-0010175

Tax Statements and Recorded Deed
should be sent to:
TN Multi A LLC
1522 S. 122nd St.
Omaha, NE 68144

Prepared by:
Law Office of Ronald Rohde, PLLC
8350 N. Central Expwy, Ste 1150
Dallas, TX 75206

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

QUITCLAIM DEED

Date: February 3, 2026

Grantor:
Stephanie Balkovec
Rachel Balkovec

Grantor's Mailing Address:
1522 S. 122nd St.
Omaha, NE 68144

Grantee:
TN Multi A LLC

Grantee's Mailing Address:
906 Granada Ave.
Nashville, TN 37206

Consideration:
TEN AND 00/100 DOLLARS ($10.00), other good and valuable consideration.

Property (including any improvements):

All of Grantors' right, title, and interest, if any, in and to the following described property:

Land in Davidson County, Tennessee, being the Easterly 12 feet of Lot Numbers 1 and 2 and the Northerly 3 feet of the Easterly 12 feet of Lot No. 3, on the Plan of Lookaway Subdivision, as of record in Book 843, Page 51, and part of a 2.19 acre tract on the Plan of James Burns Subdivision as of record in Book 421, Page 40, Register's Office for said County, described together as follows:

Beginning on the Southerly margin of Granada, formerly Grand Avenue, at a point 131 feet East of the Easterly margin of McFerrin Avenue; **thence** at right angles Southwardly 110 feet; **thence** at right angles Eastwardly 60 feet; **thence** at right angles Northwardly 110 feet to the Southerly margin of Granada Avenue; **thence** with said Avenue Westwardly 60 feet to the beginning.

Being the same property conveyed to Sean Patton by Warranty Deed from James W. White of record in Instrument No. 20140513-0040770, Register's Office for Davidson County, Tennessee, dated May 9, 2014 and recorded on May 13, 2014.
Being the same property conveyed to 906 Granada, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Sean Patton, of record in Instrument No. 20160315-0024346, Register's Office for Davidson County, Tennessee, dated March 2, 2016 and recorded on March 15, 2016.

Being improved property known as 906 Granada Avenue, Nashville, Tennessee 37206.

Map & Parcel: 082 04 0 369.00

Derivation Clause:

Being the same property conveyed to Grantors by deed recorded on July 29, 2025, as Instrument No. 20250801-0061103, in the Register's Office for Davidson County, Tennessee.

Conveyance:

Grantors do hereby remise, release, and quitclaim unto Grantee all of Grantors' right, title, and interest, if any, in and to the above-described property, together with all appurtenances thereunto belonging.

Taxes:

Grantee assumes responsibility for all ad valorem taxes due and payable for the current year and thereafter.

SIGNATURE PAGE - GRANTOR
QUITCLAIM DEED

Executed as of 02/06, 2026.

Stephanie Balkovec

Stephanie Balkovec, Grantor

ACKNOWLEDGMENT

State of Tennessee)
) ss:
County of Davidson)

On this 6 day of February, 2026, before me appeared by audio-video communication, Stephanie Balkovec, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS my hand, at office, this 6 day of February, 2026.

Edward Faria

Notary's Signature

Seal
My commission expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Jan 22, 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

OATH OF CONSIDERATION - GRANTOR

State of Tennessee)
) ss:
County of Davidson)

I, Stephanie Balkovec, being first duly sworn, state under oath that the actual consideration for this conveyance is TEN AND 00/100 DOLLARS ($10.00).

Stephanie Balkovec

Stephanie Balkovec, Grantor

Subscribed and sworn to before me this 6 day of February, 2026, by audio-video communication.

Edward Faria

Notary's Signature

Seal
My commission expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Jan 22, 2029
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Notarization facilitated by SIGNIX®

SIGNATURE PAGE - GRANTOR
QUITCLAIM DEED

Executed as of 02/06, 2026.

Rachel Balkovec

Rachel Balkovec, Grantor

ACKNOWLEDGMENT

State of Tennessee)
) ss:
County of Davidson)

On this 6 day of February, 2026, before me appeared by audio-video communication, Rachel Balkovec, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS my hand, at office, this 6 day of February, 2026.

Edward Faria

Notary's Signature

Seal
My commission expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Online Notary Public
My Commission Expires:
Jan 22, 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

OATH OF CONSIDERATION - GRANTOR

State of Tennessee)
) ss:
County of Davidson)

I, Rachel Balkovec, being first duly sworn, state under oath that the actual consideration for this conveyance is TEN AND 00/100 DOLLARS ($10.00).

Rachel Balkovec

Rachel Balkovec, Grantor

Subscribed and sworn to before me this 6 day of February, 2026, by audio-video communication.

Edward Faria

Notary's Signature

Seal
My commission expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Online Notary Public
My Commission Expires:
Jan 22, 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

Tennessee Certification of Electronic Document

I, RONALD RHODE, 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 **2/3/2026** (date of document).

Affiant Signature

2/6/2026

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this **6th** day of **February**, **2026**

Notary's Signature

MY COMMISSION EXPIRES: 09/06/2028

NOTARY'S SEAL

MICHAELA NELSON
Notary Public, State of Texas
Comm. Expires 09-06-2028
Notary ID 135079288