THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1379114 DEEDQC
02/11/2026 10:44:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260211-0010632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 9th day of February, 2026.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Edwins, LLC 18117 Biscanye Blvd. #4335 Miami, FL 33160	New Owner	071-08-0R-002.00-CO 071-08-0R-004.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **TENEPROP, LLC a Tennessee limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Edwins, LLC, a Tennessee Limited Liability Company,** its members, assigns and successors of interest, all of her interest in the following land:

Land in Davidson County, Tennessee, being Unit Numbers 2 and 4, on the Plan of Edwin Greens, as shown on Exhibit A to the Declaration of Covenants, Conditions and Restrictions of Edwin Green, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191017-0106251, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to TENEPROP, LLC a Tennessee Limited Liability Company by Quitclaim deed from Linguareach, LLC a California limited liability company, of record in Instrument number 20201231-0155096, Register's Office for Davidson County Tennessee.

This improved property known as: **530 Edwin Street Units 2 and 4, Nashville, TN 37207.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is effective on the 4 day of February 2026.

TENEPROP, LLC

Paula A. Hidalgo, Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned, of the State and County aforesaid, personally appeared **Paula A. Hidalgo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of **TENEPROP, LLC**, **a Tennessee Limited Liability Company**, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal at office, this 4th day of February 2026.

Notary Public
My Commission Expires: 09/30/2027

MICHAEL KROTH
Notary Public · State of Florida
Commission # HH 435205
My Comm. Expires Sep 30, 2027
Bonded through National Notary Assn.