Name and Address of New Owner:
Matthew Askland
2375 West Frye Road # 1001
Chandler, AZ 85224

Send Tax Bills To:
Matthew Askland
2375 West Frye Road #1001
Chandler, AZ 85224

This Instrument Prepared By: Blueprint Title TN
401 Church Street #1710
Nashville, TN 37219

Map & Parcel No: 071-04-0-056

Karen Johnson Davidson County
Batch# 1380429 DEEDQC
02/12/2026 02:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260212-0011351

QUITCLAIM DEED

This document is tax exempt per code T.C.A. § 67-4-409)(a)(3)()

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Askland Ventures, LLC, An Arizona Limited Liability Company,** "the Grantor," convey and quitclaim unto **Matthew Askland, a married person,** "the Grantee," I hereby quitclaim to grantee all my interest in the following real estate in Davidson County Tennessee:

> Situated in Davidson County, Tennessee, and more particularly described as follows:
>
> LAND located in Davidson County, Tennessee, being Lot No. 315, Final Plan of Joywood Heights, Section II, as of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Said Lot No. 315 fronts 60 feet on the westerly side of Jones Avenue and runs back 190.9 feet on the northerly line and 190.6 feet on the southerly line, to a dead line, measuring 60 feet thereon.
>
> Being the same property conveyed from Ronald Edward Woodard, un-married to Askland Ventures, LLC, an Arizona Limited Liability Company by Warranty Deed dated December 28, 2023 and recorded on December 29, 2023 as Instrument No. 20231229-0100195 of the Davidson County Register of Deeds.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6th day of February, 2026.

Askland Ventures, LLC
A Arizona limited liability company

By: Matthew Askland
Name: Matthew Askland
Its: Sole Member

STATE OF ARIZONA ~~XXXX~~ Florida
COUNTY OF MARICOPA Miami-Dade

On this 6th day of February, 2026, before me personally appeared Matthew Askland, Sole Member of Askland Ventures, LLC, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]

Notary Public

Gabriel E Gonzalez

GABRIEL E GONZALEZ
Notary Public - State of Florida
Commission # HH 571411
Expires on November 8, 2028

Notarized remotely online using communication technology via Proof.
Proved to me on the basis of satisfactory evidence: Driver's License

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn (or affirmed) before me this 6th day of February, 2026, by Rachel Odom.

Notary Public

TERRA PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

Property Address: 2510 Jones Avenue, Nashville, TN 37207

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on February 6, 2026.

Steve Berneman

Date: 6th day of February, 2026

State of Tennessee

County of Davidson

Sworn and subscribed before me on 6th day of February, 2026 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

