Karen Johnson
Batch # 1382474
02/18/2026 10:17:36 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260218-0012804

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 4th 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:**
SpenceKirk, LLC 18117 Biscanye Blvd. #4335 Miami, FL 33160	New Owner	094-16-0E-084.00 072-07-0-062.00

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 **SpenceKirk, LLC, a Tennessee Limited Liability Company,** its members, assigns and successors of interest, all of her interest in the following land:

Tract 1:

Land in Davidson County, Tennessee, being Unit Number 84, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508 amended in Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, and Instrument No. 20100427-0031915, and by Scrivener's Affidavit and Correction Instrument of record in Instrument No. 20100428-0032407, and amended in Instrument No. 20121116-0105801, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to TENEPROP, LLC a Tennessee limited liability company by Quitclaim deed from Paula Angelica Hidalgo a single person, of record in Instrument number 20210208-0018063, Register's Office for Davidson County Tennessee.

This improved property known as: **902 Spence Enclave Court, Nashville, TN 37210**

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Re-Subdivision of Lot No. 18, Inglewood Place of record in Plat Instrument #20180510-0044935, in 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 TENEPROP, LLC a Tennessee limited liability company by Warranty deed from Pointer Properties LLC, a Tennessee limited liability company, dated March 12, 2024 and of record in Instrument number 20240313-0017345 and corrected by Scriviner's Affidavit Instrument number 20240410-0025344, Register's Office for Davidson County Tennessee.

This improved property known as: **1202 Kirkland Avenue, Nashville, TN 37216.**

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.

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

Notary Public
My Commission Expires: 09/30/2027