QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1384727 DEEDQC
02/23/2026 03:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260223-0014356

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $0.00 - .**

Christina Brown
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23rd DAY OF February, 2026.

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-14-2027

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 130126

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
2026 Jordan Drive LLC 332 Lellyett Avenue Nashville, TN 37209	SAME AS NEW OWNER	069 07 0 044.00 050 02 0A 115.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We GUERRIER DEVELOPMENT, LLC, a Tennessee limited liability company, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, 2026 Jordan Drive LLC, a Tennessee limited liability company, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1:

Being Lot No.8 on the Plan of Clintondale, as of record in Book 2330, page 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Jordan Drive, the common corner of Lot Nos. 7 and 8; thence with the line between said two lots Easterly 254.8 feet to a. point; thence North 0 degrees 26 minutes West 216.3 feet to a point in the Southerly margin of Clintondale Drive; thence with the margin of the same Westerly 157.1 feet to the beginning of a curve; thence around said curve in a Southwesterly direction 31.4 feet to a point in the Easterly margin of said Jordan Drive; thence with the margin of the same Southerly 163.9 feet to the point of beginning.

Being the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by

Warranty Deed from Donna Priester, Executrix, and Lisa Hall, heir of Estate of Alexine A. Hamby, dated August 02, 2021 and recorded August 17, 2021 in Instrument Number 20210817-0111222, in the Register's Office of Davidson County, Tennessee.

For informational purposes only:
Address: 2026 Jordan Drive, Nashville, TN 37218
Parcel ID: 069 07 0 044.00

Parcel 2:

Being Lot No. 115 on the Plan of Belle Arbor PUD Phase 4 (Formerly known as Victory Village PUD) of record in Instrument No. 20180503-0042421, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company by Deed from Shirdell Lauren Mattox, an unmarried woman, dated February 15, 2022 and recorded February 17, 2022 in Instrument Number 20220217-0018640, in the Register's Office of Davidson County, Tennessee.

For informational purposes only:
Address: 2508 Solomon Drive Nashville, TN 37207
Parcel ID: 050 02 0A 115.00

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 PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 2026 Jordan Drive, Nashville, TN 37218.

GUERRIER DEVELOPMENT, LLC
a Tennessee limited liability company

Elde Guerrier
Elde Guerrier (Feb 20, 2026 11:20:15 CST)

By: _____
Elde Guerrier
Its: Managing Member

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned, of the state and county aforesaid, personally appeared Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Guerrier Development, LLC, a Tennessee liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of Guerrier Development, LLC, a Tennessee liability company by himself/herself as Managing Member.

Witness my hand and official seal this 19th day of February, 2026.

Notary Public
My Commission Expires: 7/13/28

Kristin Michelle Edwards
My Commission Expires
7/13/2028
Notary ID125072534

Certificate of Authenticity

I, Kim Hollingshead, 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 02/19/2026.

Kim Hollingshead, Esq

02/19/2026

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 02/19/2026.

Notary

My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON