THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 5th day of February, 2026.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

Karen Johnson Davidson County
Batch # 1384743 DEEDQC
02/23/2026 04:11:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260223-0014374

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
2013 Stonehurst Dr Nashville, TN 37215	New Owner	Map/Parcel: 14415004700

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BATES CONSTRUCTION LLC, a Tennessee limited liability company, as to its 50% interest, and TRU BUILDING GROUP, LLC, a Tennessee limited liability company, as to its 50% interest** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to the **2009 STONEHURST OIC, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantee"), its beneficiaries and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, Page 142, Register's Office for Davidson County, Tennessee

Said Lot No. 417 fronts 260.0 feet on the easterly margin of Stonehurst Drive and extends back 187.00 feet on the northerly line and 178.1 feet on the southerly line to a dead line in the rear, measuring 260.0 feet thereon.

Being the same property conveyed to Bates Construction LLC, a Tennessee limited liability company, as to a 50% interest, and Tru Building Group, LLC, a Tennessee limited liability company, as to a 50% interest, by Deed dated September 2, 2025 from Todd C. Kagel, married, of record in Instrument No. 20250903-0070153, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2009 Stonehurst Dr, Nashville, Tennessee 37215.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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, Grantor has executed this instrument on this ____ day of February, 2026.

GRANTOR:

Bates Construction LLC

Daniel Eli Bates, Sole Member

Tru Building Group, LLC

Mario Trujillo, Sole Member

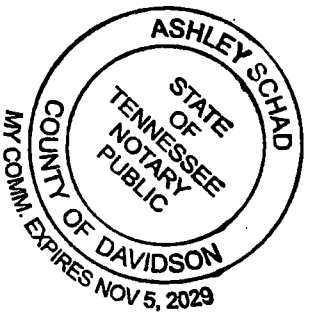
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Eli Bates, with whom I am personally acquainted, and who acknowledged that he is the sole Member of Bates Construction LLC and as such Member executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 5th day of February, 2026.

_____
Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mario Trujillo, with whom I am personally acquainted, and who acknowledged that he is the sole Member of Tru Building Group, LLC and as such Member executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 5th day of February, 2026.

_____
Notary Public

My Commission Expires: _____

