Karen Johnson
Batch # 1384920
02/24/2026 12:22:07 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260224-0014578

This Instrument Prepared By: First Priority Title Company, Inc.
A. Nicole Troutt, Attorney
100 Dalton Place Way, Suite 103
Knoxville, TN 37912
File No. 25-1012

Map & Parcel:
082 09 2A 010.00

New Owners:
Tritium Capital Partners
Attn: R. Gregory Brophy
1616 Chickering Rd
Nashville, TN. 37215

QUIT CLAIM DEED

THIS INDENTURE, made this 27th day of January, A.D., 2026, between

MITCHELL R. BROPHY, UNMARRIED,
CONVEYING HIS INTEREST,
OF DAVIDSON COUNTY, TENNESSEE, First Party,

AND

TRITIUM CAPITAL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,
OF DAVJDSON COUNTY, TENNESSEE, Second Party,

WITNESSETH: that said First Party, for and in consideration of the sum of Ten and No/100 Dollar ($10.00) and other good and valuable consideration in hand paid to me by Second Party, the receipt of which is hereby acknowledged, has bargained, sold, released, remised, and QUIT-CLAIMED, conveying all of my right, title, interest, and claim, unto the said Second Party the following described premises, to wit:

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Second & Taylor Townhomes, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Second & Taylor Townhomes, of record in Instrument Number 20180709-0066070, as Amended in Instrument No. 20180710-0066630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of the property.

BEING the same property conveyed to Mitchell R. Brophy, unmarried, by Special Warranty Deed dated September 23, 2021, from G2T, LLC, a Tennessee Limited Liability Company, recorded in Instrument Number 20161222-0134855, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1323 2"' Avenue North, Nashville, TN 37208.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TAX BILLS TO:
Tritium Capital Partners, LLC
ATTN: R. Gregory Brophy
1616 Chickering Rd.
Nashville, TN. 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 **, Affiant**
Subscribed and sworn before me this the 24 **Day of** February **,** 2026.
R. Allen **, Deputy Register**

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS, SETBACK LINES AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

and all the estate, right, title and interest of the party of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein

IN WITNESS WHEREOF, The said First Party has hereunto set his hand and seal the day and year first above written.

MITCHELL R. BROPHY, UNMARRIED

STATE OF NEW YORK }
}SS.
BOROUGH OF MANHATTEN}

Personally appeared before me, the undersigned authority, a Notary Public in and for said Borough and State, MITCHELL R. BROPHY, the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in the Borough of Manhattan, State of New York, this day of January, 2026.

Notary Public

My Commission Expires: 11/30/27

Madison N West
Notary Public, State of New York
Reg. No. 01WE0017336
Qualified in King County
Commission Expires 11/30/2027