FROM: R E Partners

Karen Johnson Davidson County
Batch # 1385283 DEEDQC
02/25/2026 02:52:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260225-0015088

TO : Montrose Holdings, LLC, a Tennessee Limited Liability Comp

QUITCLAIM DEED

Address of New Owner:
Montrose Holdings, LLC
P.O. Box 128169
Nashville TN 37212

Send Tax Bills To:
OWNER

Map & Parcel:
117-7-3I-001.00

#17961
THIS INSTRUMENT WAS PREPARED BY
& Return to:
Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever greater, for this transaction is
$ -0-

X
Affiant
Subscribed and sworn to before me this
the 20th day of February, 2026

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expires: 11/20/29

Prepared from information furnished by the parties

I/WE, **R E Partners**, do hereby quitclaim to **Montrose Holdings, LLC, a Tennessee Limited Liability Company**, its successors and or assigns all its rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

A certain unit located in Davidson County, Tennessee Being known and designated as Unit A of Golf Club Brownstones, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Golf Club Brownstones record in instrument # 20230731-0058873, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with the Limited Common areas/elements, General Common elements and Private Elements appurtenant to said Unit as described said instrument, Unit Owners, and the Bylaws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being part of the same property as conveyed to R E Partners by deed of record in instrument # 20230320-0019972, said Register's Office for said County.

This is improved property (X) known as: 3420 Golf Club Lane Unit A Nashville, TN 37215

Witness our hand(s) this the 20th day of February, 2026.

R E Partners

By: Adam Epstein, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, he undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Adam Epstein with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of R E Partners. and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of R E Partners by himself as Partner.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of February, 2026.

Notary Public
Commission Expires: 11/20/29

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY