This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25265-AP

Karen Johnson Davidson County
Batch# 1386061 DEEDQC
02/26/2026 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260226-0015346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 25 day of February, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/22/30

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Justin Caldwell 6416 Edsel Drive Nashville, TN 37209	New Owner	090-11-0L-001-00 090-11-0L-002-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **431 BASSWOOD PARTNERS**, a Tennessee general partnership (hereinafter the "Grantor") does hereby quitclaim and convey unto **JUSTIN CALDWELL** (hereinafter the "Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

PROPERTY 1:

Being a certain private element unit situated within Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Homes at 431 Basswood Avenue, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Covenants Conditions and Restrictions for Homes at 431 Basswood Avenue, a horizontal property regime with private elements, of record in Instrument No.20221123-0124100, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Declaration. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 431 Basswood Avenue provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site-plan, the original plan of Charlotte Park, Section 25, of record in Book 4300, page 75, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

This is improved property located at: **431-A Basswood Avenue, Nashville, TN 37209**

PROPERTY 2:

Being a certain private element unit situated within Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Homes at 431 Basswood Avenue, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Covenants Conditions and Restrictions for Homes at 431 Basswood Avenue, a horizontal property regime with private elements, of record in Instrument No.20221123-0124100, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Declaration. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 431 Basswood Avenue provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site-plan, the original plan of Charlotte Park, Section 25, of record in Book 4300, page 75, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

This is improved property located at: **431-B Basswood Avenue, Nashville, TN 37209**

Being the same property conveyed to 431 Basswood Partners, a general partnership by Warranty Deed from Brittain L. Groomes, a married man, dated May 11, 2022, recorded May 26, 2022, of record in Instrument No. 20220526-0061184; as corrected in Instrument No. 20221104-0118893, Register's Office for Davidson County, Tennessee.

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.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2026.

GRANTOR:

431 BASSWOOD PARTNERS,
a Tennessee general partnership

By: _____
Brian Robert Bandas, Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Robert Bandas, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Partner of 431 Basswood Partners, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of 431 Basswood Partners, by the said Robert Brian Bandas as its Authorized Partners.

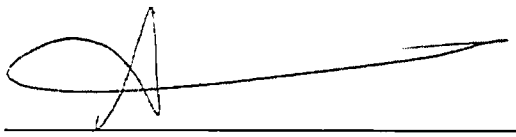
WITNESS my hand and seal at office this 25th day of February, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 1/22/30

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2-25-2025.



Affiant Signature — Date: 2-25-2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2-25-2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal