Karen Johnson Davidson County
Batch# 1386471 DEEDQC
02/27/2026 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015624

RECORD AND RETURN TO:
3 Steves Other Properties, LLC
P.O. Box 1955
Mt. Juliet, TN 37121

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. V. Nomus AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY 2026. NOTARY PUBLIC My commission expires: 12-05-2026

SHELBY HALE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 12-05-2026

THIS INSTRUMENT PREPARED BY:
3 Steves Other Properties, LLC, Mt. Juliet, TN 37121

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
3 Steves Other Properties, LLC P.O. Box 1955 Mt. Juliet, TN 37121	Same as Address of New Owner	082 05 1B 003.00 (P/O) 082 05 1B 004.00 (P/O)

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Steven R. Griffith,** ("Grantor"), has quitclaimed, and by these presents does quitclaim all its rights, title and interest unto **3 Steves Other Properties, LLC, a Delaware limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74, as shown on the map entitled D.T. McGavock's Addition, of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Steven R. Griffith by deed from Joseph Carpenter and Alice Carpenter, dated September 18, 2015, recorded September 22, 2015, of record in Instrument No. 20150922-0096119, Register's Office for Davidson County, Tennessee.

This improved property commonly known as 1724 A and B 5th Ave., North, Nashville, TN 37206.

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

IN WITNESS WHEREOF, the Grantor have caused this Quitclaim Deed to be executed this 23rd day of February 2026.

Steven R. Griffith, Individually

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) the within named bargainor who further acknowledged that he has executed the within instrument for the purposes therein contained by signing his name by his free act and deed.

Witness my hand and official seal at office on this the 23rd day of February 2026.

Notary Public
My Commission Expires: 12-05-2026



AFFIDAVIT FOR RECORDING

I, Shelby Hale (print name), 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 February 23rd 2026 (date of document).

Signature

02.23.2026
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 23rd day of February, 2026.

V. Norris
NOTARY PUBLIC

My Commission Expires: 9.3.29

VERONICA NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
Wilson COUNTY