Karen Johnson Davidson County
Batch# 1386937 DEEDQC
03/02/2026 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0015961

Name and Address of New Owner:
Property TN One LLC
4781 Old Hickory Blvd.
Nashville, TN 37218

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 071030005.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin Hunt,** "the Grantor," convey and quitclaim unto **Property TN One LLC, a Tennessee limited liability company,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 100 feet, of Lot No. 35 on the Plan of Jones and Hart's Subdivision, as of record in Book 332, page 43, Davidson County Register's Office.
>
> This part of Lot No. 35 fronts 50 feet on the easterly side of Hart Street and runs back between parallel lines, 218 feet to an alley.
>
> Being the same property conveyed to Kevin Hunt, by Warranty Deed from Robert B. Beck and wife, Martha Lu Beck, dated 1/04/2016, recorded 1/06/2016, and filed for record at Instrument No. 20160106-0001306, Register's Office for Davidson County, Tennessee.
>
> This is *improved* property, more commonly known as:
> 2503 Hart Street, Nashville, TN 37207.
>
> *The subject property was not a personal residence of the Grantor, and as such is not subject to any homestead or marital interest.*

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27 day of February, 2026.

Kevin Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of February, 2026, before me personally appeared Kevin Hunt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of February, 2026.

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary Signature
My commission expires: 10/10/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 27 day of February, 2026.

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary Signature
My commission expires: 10/10/26

Record & Return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, do hereby make oath that I am a licensed attorney and/or 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 2/27/2026.

Date

Affiant Signature

2/27/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of February, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)