Karen Johnson Davidson County
Batch# 1386938 DEEDQC
03/02/2026 09:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260302-0015962

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

QUITCLAIM DEED OF CORRECTION	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. V. Morris AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY 2026. S Hale 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)

This Quitclaim Deed of Correcion is made and entered into on this 27th day of February 2026, by and between Steven R. Griffith, Exit Properties General Partnership, a Tennessee general partnership, and 3 Steves Other Properties, LLC, a Delaware limited liability company (the "Grantee").

WHEREAS, by Warranty Deed recorded in Instrument No. 20150922-0096119, in the Register's Office for Davidson County, Tennessee, Joseph Carpenter and Alice Carpenter conveyed that certain property in Davidson County, Tenneesee to Steven R. Griffith.

WHEREAS, by Quitclaim Deed recorded in Instrument No. 20190321-0025739, in the Register's Office for Davidson County, Tennessee, Steven R. Griffith conveyed that certain property in Davidson County, Tenneesee to Exit Properties General Partnership, a Tennessee general partnership; as corrected by that certain Quiclaim Deed of Correction recorded in Instrument No. 20210304-0028405 in the Register's Office for Davidson County, Tennessee, by and between Steven R. Griffth as grantor and Exit Properties General Partnership, a Tennessee general partnership, as grantee.

WHEREAS, by Quitclaim Deed recorded in Instrument No. 20260227-0015624, in the Register's Office for Davidson County, Tennessee (the "2026 Quitclaim Deed"), Steven R. Griffith conveyed that certain property in Davidson County, Tenneesee to the Grantee.

WHEREAS, the 2026 Quitclaim Deed is irregular because it incorrectly states Steven R. Griffith as grantor when the true and correct grantor is Exit Properties General Partnership, a Tennessee general partnership;

WHEREAS, the 2026 Quitclaim Deed is irregular because the legal description was incorrect in that it did not contain the most recent description of the subject property; and

WHEREAS, this Quitclaim Deed of Correction is for the purpose of properly conveying that certain property in Davidson County, Tenneesee to the Grantee.

NOW, THEREFORE, 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, **Exit Properties General Partnership, a Tennessee general partnership** ("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 Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being 1724 Unit 1 and Unit 2 of 1722-1724 5th Avenue North Townhomes, a Planned Unit Development as shown on Exhibit "B" of the Declaration Establishing a Horizontal Property Regime With Private Elements for 1722-1724 5th Avenue North Townhomes, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument Number 20170901-0090207, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said units. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1722-1724 5th Avenue North Townhomes, a Horizontal Property Regime contained in said Declaration, tht.:: plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20170901- 0090207, and Bylaws appended thereto as Exhibit "'C", said Register's Office, arc incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in said Declaration.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership by quitclaim deed from Steven R. Griffith, dated March 6, 2019, recorded March 31, 2019, of record in Instrument No. 20190321-0025739, Register's Office for Davidson County, Tennessee; as corrected by that certain Quiclaim Deed of Correction dated March 1, 2021, recorded on March 4, 2021, of record in Instrument No. 20210304-0028405, 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.

[Signature page to follow.]

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

Exit Properties General Partnership, a Tennessee general partnership

By: The SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The SRGTN Trust dated December 9, 2016

By: The Exit Properties Trust dated August 22, 2019, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The Exit Properties Trust dated August 22, 2019

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, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The SRGTN Trust dated December 9, 2016, as General Partner of Exit Properties General Partnership, a Tennessee general partnership, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20200124-0009050, in the Register's Office for Davidson County, Tennessee, as such authorized general partner or authorized signer for Exit Properties General Partnership as its free act and deed.

Witness my hand and official seal at office, this 27th day of Februay 2026.

_____
Notary Public
My Commission Expires: 12-05-2026

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

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, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The Exit Properties Trust dated August 22, 2019, as General Partner of Exit Properties General Partnership, a Tennessee general partnership, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20200124-0009050, in the Register's Office for Davidson County, Tennessee, as such authorized general partner or authorized signer for Exit Properties General Partnership as its free act and deed.

Witness my hand and official seal at office, this 27th day of Februay 2026.

Notary Public
My Commission Expires: 12-05-2026

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

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, and who 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 27th day of February 2026.

Notary Public
My Commission Expires: 12-05-2026

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

3 Steves Other Properties, LLC, a Delaware limited liability company

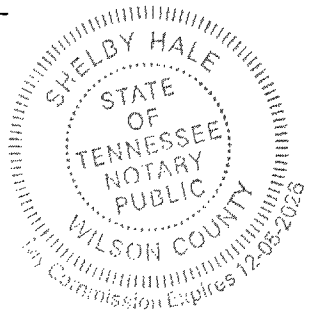
By: _____
Steven R. Griffith, Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Manager of 3 Steves Other Properties, LLC, a Delaware limited liability company, and that he as such Manager of 3 Steves Other Properties, LLC, a Delaware limited liability company, executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager of 3 Steves Other Properties, LLC, a Delaware limited liability company, as Company's free act and deed.

Witness my hand and official seal at office on this the 27th 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 27th 2026 (date of document).

Signature

2/27/26
Date

STATE OF TENNESSEE
COUNTY OF WILSON

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

V. Norris
NOTARY PUBLIC

My Commission Expires: 9.3.29

VERONICA NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
Wilson COUNTY