Karen Johnson Davidson County
Batch# 1387568 DEEDQC
03/03/2026 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260303-0016585

ROBERT SWACKHAMER
Notary Public - State of Florida
Commission # HH 571393
My Comm. Expires Aug 10, 2028
Bonded through National Notary Assn.

QUITCLAIM DEED	STATE OF ~~TENNESSEE~~ Florida COUNTY OF ~~DAVIDSON~~ Miami-Dade THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December, 2025. Notary Public MY COMMISSION EXPIRES: 8-10-28 (AFFIX SEAL) By Physical Presence

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-544

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Velvet Retreat, LLC	Same as owner	071 05 0I 008.00
(NAME) 116 Agnes Road, Ste 200	(NAME)	
(ADDRESS) Knoxville, TN 37919	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Maria Diaz and Jason Brown**, wife and husband (the "**Grantors**"), by these presents do hereby quitclaim, transfer and convey to **The Velvet Retreat, LLC**, a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 131 Ventura Way, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed the 18th day of December, 2025.

GRANTORS:

Maria Diaz

Jason Brown

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Maria Diaz and Jason Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained. By Physical Presence

WITNESS my hand, at office, this 18th day of December, 2025.

Notary Public

ROBERT SWACKHAMER
Notary Public - State of Florida
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EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 8, inclusive, together with the appurtenant interests in the common elements of HORIZON NASHVILLE, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for HORIZON NASHVILLE, a Planned Unit Development, of record as Instrument No. 20240215-0010634, as amended in Instrument No. 20240530-0040235, Register's Office for Davidson County, Tennessee, said unit being depicted on Exhibit "B" to the aforementioned Declaration, to which Declaration reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Maria Diaz and Jason Brown, wife and husband from Horizon Development Partners I, a Tennessee general partnership, by Special Warranty Deed dated December 18, 2025, of record in Instrument 20251219-0101153, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 December 18, 2025.

Affiant Signature

March 2, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of March, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27