Karen Johnson Davidson County
Batch# 1388109 DEEDQC
03/04/2026 12:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260304-0017324

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2026. Notary Public My commission expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2028

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aldean Real Estate Holdings Irrevocable Trust II Under Agreement Dated December 30, 2025 P.O. Box 330091 Nashville, TN 37203	SAME	095 031I B 01300 000 10310005200

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **ALDEAN RENTAL PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantor"), 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 of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **ALDEAN REAL ESTATE HOLDINGS IRREVOCABLE TRUST II UNDER AGREEMENT DATED DECEMBER 30, 2025**, effective as of the 30th day of March, 2026 (the "Effective Date"), all of Grantor's right, title, and interest in and to certain real property in Wilson County and Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the Effective Date.

GRANTOR:

ALDEAN RENTAL PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Alan D. Roth, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALAN D. ROTH**, 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 **SOLE MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of March, 2026.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

EXHIBIT A

PROPERTY DESCRIPTION

Tract I (Map-Par. 095 031I B 01300 000 – 234 NW Clearview Drive, Mt. Juliet, TN 37122)

A certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit:

Land in Wilson County, Tennessee,

Being Lot No. 79 on the Plan of Edgewater Estates Subdivision, Section 2, of record in Plat Book 5, Page 84, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Aldean Rental Properties LLC, a Tennessee limited liability company (being one and the same entity as Aldean Rental Properties, LLC, a Tennessee limited liability company), by deed from Karen L. Bruner of record in Book 2401, page 539, Register's Office for Wilson County, Tennessee.

Tract II (Map-Par. 10310005200 – 5708 Vine Ridge Drive, Nashville, TN 37205)

Being Lot No. 67 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2883, Page 59, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aldean Rental Properties LLC, a Tennessee limited liability company (being one and the same entity as Aldean Rental Properties, LLC, a Tennessee limited liability company), by deed from Music City Holdings LLC, a Texas limited liability company, of record as Instrument No. 20250815-0064983, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, 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 March 2, 2026.

Affiant Signature

Date: March 3, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of March, 2026.

Notary's Signature

My Commission Expires: 8/1/2029

Notary's Seal

