Karen Johnson Davidson County
Batch# 1388109 DEEDQC
03/04/2026 12:26:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260304-0017325

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, 2026

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aldean Real Estate Holdings Irrevocable Trust I Under Agreement Dated December 30, 2025 P.O. Box 330091 Nashville, TN 37203	SAME	052010B00400CO 05303028800 06116029600 160FK02200 144PA04800

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 I UNDER AGREEMENT DATED DECEMBER 30, 2025**, effective as of the 3rd day of March, 2026 (the "Effective Date"), all of Grantor's right, title, and interest in and to certain real property in Davidson County and Sumner 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: _____

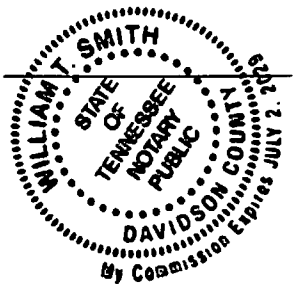


EXHIBIT A

PROPERTY DESCRIPTION

Tract 1 (Map-Par. 052010B00400CO – 101 Rothwood Court, Madison, TN 37115)

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Final Plat, Covington Place, of record in Book 9700, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2 (Map-Par. 05303028800 – 1511 Berry Street, Old Hickory, TN 37138)

Land in Davidson County, Tennessee, being Lot No. 248, on the Plan of Village of Old Hickory, Section "C", of record in Book 1424, page 66 and also Lot No. 285 on the Plan of Village of Old Hickory, Section "C"-1 and Part of Section "C" of record in Book 1424, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 3 (Map-Par. 06116029600 – 1326 Ardee Avenue, Nashville, TN 37216)

Land in Davidson County, Tennessee, being the easterly part of Lot No. 41 and the westerly 10 feet of Lots Nos. 42 and 43, Block "D" on the Map of the Re-Subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated March 4, 1963, as follows:

Beginning at a point in the southerly margin of Ardee Avenue, said point being 0.8 feet, more or less, easterly from the common front corner of Lots Nos. 40 and 41, thence in a southerly direction along a fence line, 140 feet, more or less, to a point in the rear line of Lot No. 41, which is 7 feet, more or less, easterly from the common rear corner of Lots Nos. 40 and 41; thence in an easterly direction along the rear line of Lot No. 41, and passing the southeast corner of Lot No. 41, along said line extended, 53 feet, more or less, to a point which is 10 feet easterly from said southeast corner of Lot No, 41; thence northwardly along a line 10 feet easterly from and parallel to the easterly line of Lot No. 41, a distance of 140 feet to a point in the southerly margin of Ardee Avenue; thence westwardly along said margin of Ardee Avenue, a distance of 59.2 feet, more or less, to the point of beginning.

Tract 4 (Map-Par. 160FK02200 – 211 Township Drive, Hendersonville, TN 37075)

Land in Sumner County, Tennessee, being Lot No. 100, as shown on the map entitled Hillwood Estates, Section 4-C, Part 2, Section C, of record in Plat Book 10, page 369, Register's Office for Sumner County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 5 (Map-Par. 144PA04800 – 102 Ridgecrest Drive, Hendersonville, TN 37075)

Land in the 5th Civil District of Sumner County, Tennessee, being Lot #4 and the east 100 feet of Lot #5 in Ridgecrest Estates Subdivision, a plat of which is of record in Plat Book 7, page 17, in the Register's Office for Sumner County, Tennessee, to which reference is hereby made for a more complete description of said lot.

LOT #4: Fronting 135 feet on the north side of Ridgecrest Drive and extending in a northerly direction 100 feet on the east line and 101 feet on the west line to a dead line in the rear, measuring 113.5 feet thereon.

EAST 100 feet of Lot #5: BEGINNING at a point in the north margin of Ridgecrest Drive, same being the southeast corner of this lot and the southwest corner of Lot #4; thence in a northerly direction 101 feet to a point; thence in a westerly direction 103.5 feet to a point in the center of a 30-foot driveway; thence in a southerly direction with the center of said driveway, 130 feet, more or less to the north margin of Ridgecrest Drive; thence in an easterly direction with the north margin of Ridgecrest Drive 100 feet to the point of beginning.

Being the same property conveyed to Aldean Rental Properties, LLC, a Tennessee limited liability company, by deed from Table Rock Enterprises, LLC (being one and the same entity as Table Rock Enterprises, L.L.C., a Louisiana limited liability company), of record as Instrument No. 20241108-0087260, Register's Office for Davidson County, Tennessee and in Record Book 6487, page 260, Register's Office for Sumner 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

