THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1389071 DEEDQC
03/05/2026 01:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260305-0017804

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
2200 Batavia Street Nashville, TN 37208	New Owner	092-07-0-442.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Adam & Jacobson Investments LLC, a Tennessee limited liability company** by these presents do hereby quitclaim and convey unto **Morgan Adam Less, a single man,** his, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 20th day of February, 2026.

Amanda Allen
Affiant

My commission expires:

Carmen Coats
Notary Public

(Affiant)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of February, 2026

Adam & Jacobson Investments LLC
A Tennessee limited liability company

Morgan Adam Less

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Morgan Adam Less, a Member of Adam & Jacobson Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member of Adam & Jacobson Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Morgan Adam Less, Member of Adam & Jacobson Investments, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member..

Witness my hand and seal this the 26th day of February, 2026.

Notary Public

My Commission Expires: 6-18-2028

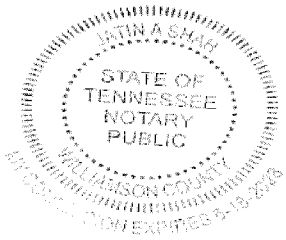


EXHIBIT A

The following described tract/parcel of land in Davidson County, State of Tennessee as follows, to wit:

Being Lot No. 22 in Dr. J.B. Davis Subdivision (erroneously referred to in previous deed as J.F. Davis Subdivision) of record in Book 161, Page 123, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Luther Willard Perry, the sole heir of Hugh Perry, deceased by Deed from Willard Perry and wife, Mariah W. Perry of record in Book 5030, page 108, Register's Office for Davidson County, Tennessee, dated May 26, 1976 and recorded on May 28, 1976.

Being the same property conveyed to Steho Properties by Final Decree Confirming Sale Deed from Luther Willard Perry, et ux of record in Book 8097, Page 726, Register's Office for Davidson County, Tennessee, dated February 22, 1990 and recorded on April 27, 1990.

Order of Quiet Title establishing that Thomas E. Holbert and Faye Stewart as record owner's of the property as the partners of the unformed Steho Properties of record in Instrument No. 20220509-0052999, Registers Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Thomas E. Holbert, A Single Man and Faye Stewart, A Single Woman of record in Instrument No. 20220509-0053000 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 9, 2022.

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220527-0061851 Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on May 27, 2022.

Being also known as 2200 Batavia Street, Nashville, TN 37208.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 26, 2026

Affiant Signature

5th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

