QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1389120 DEEDQC
03/05/2026 03:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260305-0017867

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BLACKACRE DEVELOPMENT COMPANY LLC	**SAME**	
(NAME) **465 Henslee Drive, Unit C-1**	(NAME)	**118132C90000CO** **118132C00100CO** **118132C00200CO**
(ADDRESS) **Dickson, TN 37055**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **PAIGE MOORE, EXECUTOR OF THE ESTATE OF ARTHUR H QUINN AND KAREN QUINN SMITH, HEIR OF ESTATE OF ARTHUR H QUINN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **BLACKACRE DEVELOPMENT COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, VIVIANA M. RUEDA AND MICHAEL HEJLESEN, WIFE AND HUSBAND, AND MAXIMILIAN C. SMITH AND KRISTEN M. SMITH, HUSBAND AND WIFE** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 ON THE RESUBDIVISION OF LOTS 62 AND 63 OF WOODMONT BOULEVARD SECTION OF MARENGO PARK, WILBUR PLACE ROAD, AS OF RECORD IN BOOK 8250, PAGE 2525, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ARTHUR H. QUINN BY WARRANTY DEED FROM JOHN P. DOERFLER OF RECORD IN INSTRUMENT NO. 20060918-0115603 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 13, 2006 AND RECORDED ON SEPTEMBER 18, 2006.

***THE SAID ARTHUR H. QUINN HAVING SINCE DIED ON OR ABOUT SEPTEMBER 3, 2025, HIS LAST WILL AND TESTAMENT ADMITTED TO PROBATE IN THE PROBATE COURT FOR DAVIDSON COUNTY AT NASHVILLE, DOCKET NO 25P1894, THEREBY DEVISING THE SUBJECT PROPERTY TO KAREN QUINN SMITH. PAIGE MOORE, JOINS IN THIS CONVEYANCE AS EXECUTOR OF THE ESTATE OF ARTHUR H. QUINN TO CONVEY ANY AND ALL INTEREST HELD BY THE ESTATE OF ARTHUR H. QUINN.**

***THE PURPOSE OF THIS QUITCLAIM DEED IS TO CONVEY ANY AND ALL INTEREST THE GRANTORS HEREIN MAY HAVE IN LOT 62 PURSUANT TO THE RESUBDIVISION OF LOT NOS. 62 AND 63 IN PLAT BOOK 8250, PAGE 2525, SAID REGISTER'S OFFICE.**

***SAID LOT 62 HAS SINCE BEEN SUBDIVIDED INTO AN HPR PURSUANT TO THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 3514 AND 3516 WILBUR, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20210208-0017972, SAID REGISTER'S**

OFFICE, AND THE PROPERTY CONVEYED HEREIN SHALL BE SUBJECT TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

This is Improved Property commonly known as: 920 Winston Place, Nashville, TN 37204.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 28 day of January, 2026.

PAIGE MOORE, EXECUTOR

PAMELA W MITCHELL
Notary Public - State of Florida
Commission # HH 725696
My Comm. Expires Oct 23, 2029
Bonded through National Notary Assn.

STATE OF ~~TENNESSEE~~ FL
COUNTY OF Duval

On this 30th day of January, 2026, before me personally appeared Paige Moore, Executor of the Estate of Arthur H Quinn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of Jan, 2026. Exp 10/23/2029

Pamela W Mitchell
Notary Public

KAREN QUINN SMITH, HEIR

STATE OF TENNESSEE
COUNTY OF _____

On this 30th day of January, 2026, before me personally appeared Karen Quinn Smith, Heir of the Estate of Arthur H Quinn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of _____, 2026.

OFFICE, AND THE PROPERTY CONVEYED HEREIN SHALL BE SUBJECT TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

This is Improved Property commonly known as: 920 Winston Place, Nashville, TN 37204.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the _____ day of _____, 2026.

_____
PAIGE MOORE, EXECUTOR

STATE OF TENNESSEE
COUNTY OF _____

On this 30th day of January, 2026, before me personally appeared Paige Moore, Executor of the Estate of Arthur H Quinn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of January, 2026.

Karen Quinn Smith
_____
KAREN QUINN SMITH, HEIR

STATE OF TENNESSEE
COUNTY OF _____

On this 30th day of January, 2026, before me personally appeared Karen Quinn Smith, Heir of the Estate of Arthur H Quinn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of _____, 2026.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 28th January, 2026 before me, Vanessa Davis, Notary Public
(insert name and title of the officer)

personally appeared Karen Quinn Smith,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

VANESSA DAVIS
Comm. #2498991-Mfr. #NNA1
Notary Public
CALIFORNIA
San Diego County
My Comm. Exp. Oct 2, 2028

Certificate of Authenticity

I, Holly A. Mason, 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 January 28, 2026.

Affiant Signature

3/2/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026