Karen Johnson Davidson County
Batch# 1390390 DEEDQC
03/09/2026 11:18:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260309-0018553

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Andrew Hill

Affiant

State of Texas / County of Brazoria

Subscribed and sworn to me on 03/09/2026.

Marie Ward

NOTARY PUBLIC

My Commission Expires: 10/24/2027

Marie Ward
ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

THIS INSTRUMENT WAS PREPARED BY:
Electronically signed and notarized online using the Proof platform.

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
211 SG LLC PO Box 1084 Nolensville, TN 37135	NEW OWNER	084 16 0 167.00

KNOW ALL MEN BY THESE PRESENTS that Tennis Center Partners, LLC, a Tennessee limited liability company, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto 211 SG LLC, a Tennessee limited liability company, its successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in the 3rd Civil District of Davidson County, Tennessee, being the southerly 50 feet of Lot No. 21 on the Map of Donelson Heights Subdivision, unrecorded, and described according to a survey by John D. McCormick, Registered Land Surveyor, dated November 13, 1978, as follows, to wit:
>
> Said southerly 50 feet of Lot No. 21 fronts 50 feet on the west side of Shady Grove Road and extends back between parallel lines 200 feet to a line in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to Tennis Center Partners, LLC, a Tennessee limited liability company, and 211 SG LLC, a Tennessee limited liability company, by Warranty Deed from Jeremy D. Lyell and wife, Kara Michelle Lyell, of record in Instrument No. 20251023-0084392, in the Register's Office for Davidson County, Tennessee, recorded on October 23, 2025.
>
> This is improved property known as 211 Shady Grove Rd., Nashville, Tennessee 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 03/09/2026.

Tennis Center Partners, LLC,
a Tennessee limited liability company

Andrew Hill

By: Andrew Hill, Authorized Agent

STATE OF Texas
COUNTY OF Brazoria

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Andrew Hill, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of Tennis Center Partners, LLC, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing for Tennis Center Partners, LLC by himself as Authorized Agent.

Witness my hand and official seal on 03/09/2026.

Marie Ward

NOTARY PUBLIC

My Commission Expires: 10/24/2027

Marie Ward
ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 03/09/2026.

John Cobb Rochford

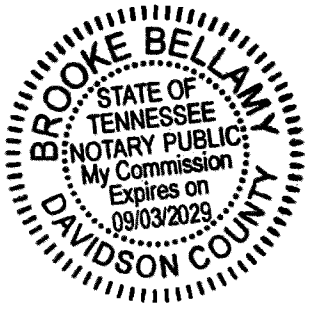
Date: 03/09/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 03/09/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29