Karen Johnson Davidson County
Batch# 1394009 DEEDQC
03/17/2026 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260317-0021330

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 16, 2026.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 2, 2026

New Owner Address:
IP Property Holding Trust
201 Orlando Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
103-02-0-057.00

QUITCLAIM DEED

Ira Phillips, III ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **IP Property Holding Trust**, dated March 16, 2026 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 16, 2026**.

Ira Phillips, III

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Ira Phillips, III**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 16, 2026.

Notary Public

My Commission Expires: _____

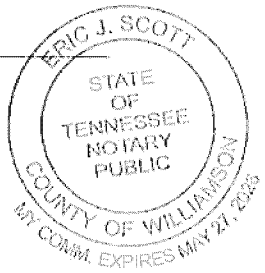


EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of C.C. Vernon's Farm, as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, being the Southerly 55 feet of Lot No. 3 on the unrecorded plan of a subdivision of part of said Lot No. 20 in C.C. Vernon's Farm, described according to a survey made by W.B. Southgate, Surveyor, May 30, 1929, as follows: Beginning at the northwest corner of Burges Avenue and Orlando Avenue; thence with the northerly margin of Burges Avenue, Westwardly 130 feet to the Southeast corner of Lot No. 4; thence with the easterly line of said Lot No. 4, Northwardly 55 feet; thence Eastwardly and parallel with the northerly margin of Burges Avenue 130 feet to the Westerly margin of Orlando Avenue, thence with said Avenue, Southwardly 55 feet to the beginning.

Being the same property conveyed to Ira Phillips, III from Legacy South Homes Fund I, LLC, A Tennessee limited liability company, by deed of record in Instrument No. 20200421-0041876, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 201 Orlando Avenue, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 16, 2026.

Affiant Signature

3/16/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 16, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028