Karen Johnson Davidson County
Batch# 1397393 DEEDQC
03/25/2026 12:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260325-0023713

QUITCLAIM DEED

FROM: 2207 Crestmoor Road Partners

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: Spiva/Hill Management and Investment, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Spiva/Hill Management and Investment, LLC 4121 Hillsboro Rd., Suite 302 Nashville, TN 37215	Same	131-02-0-025.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

C. Mark Carver
Affiant

Sworn to and subscribed before me, this 25th day of March, 2026.

Kitty W. Martin
Notary Public

My Commission Expires: 10/4/2027

KITTY W. MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires October 04, 2027

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, 2207 Crestmoor Road Partners, a Tennessee general partnership (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 25 day of March, 2026.

GRANTOR: 2207 Crestmoor Road Partners,
a Tennessee general partnership

By: _____
George N. Spiva, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of 2207 Crestmoor Road Partners, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 25 day of March, 2026.

_____
Notary Public

My Commission Expires: June 3, 2028

KIMBERLY WARRINGTON NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 16 and 17 of Block A, on the unrecorded Map of Hillsboro-Hobbs Road Subdivision, in the Seventh District of Davidson County, Tennessee, and described according to a survey by J. R. Scott, Surveyor, December 5, 1939, as follows:

Beginning at a point on the southerly margin of Hillsboro Drive 150 West of the westerly margin of Hillsboro Road; thence southwesterly along the rear line of Lots 13, 14 and 15, 150 feet to the northerly line of the Draughon Lot shown on said Plan; thence with the line of said Draughon Lot, North 55 1/2 deg. West 50 feet, Draughon's most northerly corner; thence with the westerly or rear line of said lot, South 38 deg. West 60 feet to a point, in the easterly line of Lot 6; thence with the easterly or rear line of Lots 6, 7 and 8, North 10 deg. East 153.5 feet to the southerly margin of Hillsboro Drive, thence with the margin of the same easterly 135 feet to a turn in said Drive, and continuing with the margin of same, southeasterly 9.2 feet to the beginning.

Being the same property conveyed to 2207 Crestmoor Road Partners, a Tennessee general partnership by deed from Robert Edward Cottrell, Daniel R. Clough, Jr., Mark A. Clough, Rachel C. Heeschen, Anne C. Lusk, Meredith Cottrell, Edward M. Cottrell, and Anne Clough and Daniel Clough, Co-Trustees for the Clough Revocable Living Trust Dated August 24, 2015, equally as tenants in common, of record as Instrument No. 20230929-0076697, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 25, 2026.

March 25, 2026
Date

C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of March, 2026.

Notary Public

My Commission Expires: 10/4/2027

