THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2026. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Karen Johnson Davidson County
Batch # 1397617 DEEDQC
03/26/2026 09:47:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260326-0023972

QUITCLAIM DEED

Address New Owner: Dodd Development Group, LLC 1122 Woodvale Dr Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 105-05-0-081.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JOHN E. DODD and ELIZABETH G. DODD, as tenants in common with rights of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to the **DODD DEVELOPMENT GROUP, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantee"), its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 and the Northerly 22.5 feet of Lot No. 8 on the Plan of Lot No. 49, O.B. Hayes Rokeby of record in Plat Book 421, page 22, Register's Office for Davidson County, Tennessee and described according to a survey made by W.B. Southgate, Surveyor, February 1, 1937.

Said Lot No. 7 and Part of Lot No. 8 front together 50 feet on the Westerly side of Fifteenth Avenue, South, formerly Washington Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John E. Dodd and Elizabeth G. Dodd, as tenants in common with rights of survivorship, from Dodd Development Group, LLC, by Quitclaim Deed dated November 10, 2025 and recorded in Instrument No. 20251120-0092711, in the Register's Office for Davidson County, Tennessee

This is improved property known as: 1415 15th Ave. S., Nashville, TN 37212.

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same may be encumbered by any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2026.

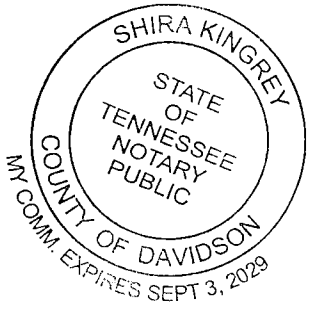
John E. Dodd

Elizabeth G. Dodd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John E. Dodd and Elizabeth G. Dodd, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of March, 2026.



Notary Public

My Commission Expires: _____