Karen Johnson Davidson County
Batch# 1397630 DEEDQC
03/26/2026 10:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260326-0024000

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Blue Chip Investments, LLC 1014 Lawrence Avenue Nashville, Tennessee 37204	New Owner	092-11-0I-001.00CO 092-11-0I-002.00CO 092-11-0I-003.00CO

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KIM A. SMILEY,** a single woman ("Grantor"), does hereby quitclaim and convey unto **BLUE CHIP INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract(s) or parcel(s) of land located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (collectively, the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is unimproved property known as [i] 601 21st Avenue North, Nashville, Tennessee 37203; [ii] 603 21st Avenue North, Nashville, Tennessee 37203; and [iii] 605 21st Avenue North, Nashville, Tennessee 37203. The addresses are believed to be accurate but such addresses are not part of the legal description. In the event of any discrepancy, the legal descriptions herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal descriptions. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 25th day of March, 2026.

GRANTOR:

Kim A. Smiley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Kim A. Smiley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5/9/2026

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NSH 3275893.1

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 25th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 5/9/2026

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NSH 3275893.1

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 601, 603 and 605, on the Plan of Consolidation Plat for Lot No. 19 & 20 Plan of W.B. Cooper Addition of Nashville, of record in Instrument No. 20230209-0009602, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Kid Holdings Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20240628-0048872, Register's Office.

Being a portion of the same property conveyed to KIM A. SMILEY, by deed from LOCAL SPIRITUAL ASSEMBLY OF THE BAHA'IS, of record in Instrument No. 20060707-0081526, dated June 30, 2006, said Register's Office.

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 3/25/26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 3/25/26.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026