Karen Johnson Davidson County
Batch# 1397702 DEEDWARR
03/26/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260326-0024111

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $775,000.00.

Affiant

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

Notary Public
My commission expires: 1/22/30

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jordan Holt Christian Gates 410 Garfield Street Nashville, TN 37208	Studio Bank 1133 Ocean Ave Lakewood, NJ 08701 Mail Stop Code: BP1400	082-05-0G 008.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARTHOLOMEW QUINET A/K/A BART QUINET, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JORDAN HOLT, AN UNMARRIED WOMAN, AND CHRISTIAN GATES, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8, on the Plan of The Brownstones at 5 & G, a horizontal property regime with private elements, created under Title 67, Section 27-10 1, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Brownstones at 5 & G, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110729-0058214, as amended in Instrument No. 20121106-0102552, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of The Brownstones at 5 & G, for placement of Units, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a more complete identification and description of such units.

Being the same property conveyed to Bart Quinet, married man, by deed dated 02/07/2013, from Trust Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20130212-0014137, Register's Office for said County.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 410 Garfield Street, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of March, 2026.

Bartholomew Quinet aka Bart Quinet by Jenny West Attorney in Fact
Bartholomew Quinet a/k/a Bart Quinet by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bartholomew Quinet a/k/a Bart Quinet by Specific POWER OF ATTORNEY dated 03/16/2026, and who acknowledged that he executed the same as the free act and deed of Bartholomew Quinet a/k/a Bart Quinet.

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

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Kirsten Virden, 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 03/25/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 03/25/2026

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

