Karen Johnson Davidson County
Batch# 1398504 DEEDQC
03/27/2026 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260327-0024400

QUITCLAIM DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Holly Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-85

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
RPLS 1018 13th LLC	Same as owner	105 01 0 556.00
(NAME) 1020 13th Avenue South	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rohit Padmanabhan and Elizabeth Snyder**, husband and wife, (the "**Grantors**"), by these presents do hereby quitclaim, transfer and convey to **RPLS 1018 13th LLC**, a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 1018 13th Avenue South, Nashville, TN 37212.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 27 day of March, 2026.

GRANTOR:

Rohit Padmanabhan

Elizabeth Snyder

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Rohit Padmanabhan and Elizabeth Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of March, 2026.

Notary Public

My Commission Expires: 5-9-26



EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of SECTION I SOUTHSIDE PARK ESTATES, of record in Book 4460, Page 61, Register's Office for said County.

Said Lot No. 53 fronts 62.00 feet on the Easterly margin of 13th Avenue South and extends back 134.1 feet on the Southerly line and 135.1 feet on the Northerly line to a dead line in the rear, measuring 62.00 feet thereon.

Being the same property conveyed to Garland T. Matthews and wife, Gwendolyn B. Matthews, by Warranty Deed from Lester C. McClain and Smithy H. McClain, Sr., of record in Book 8323, Page 474, in the Register's Office for Davidson County, Tennessee, dated March 29, 1991 and recorded on April 3, 1991. The said Gwendolyn B. Matthews died on November 10, 2010 then Garland T. Matthews died December 22, 2024, testate, devising subject property to Donna Y. Jordan, LaTonya Ellis and Caleb Deshaun Ellis. See Probate in Case No. 25P214, Davidson County, Circuit Court. Also, see Will in Instrument No. 20250325-0022362.

Being the same property conveyed to RPLS 1018 13th LLC, a Tennessee Limited Liability Company, by Warranty Deed from LaTonya Ellis, unmarried and Donna Jordan, unmarried and Caleb Ellis, unmarried, of record in Instrument No. 20251030-0086604, in the Register's Office for Davidson County, Tennessee, dated October 30, 2025 and recorded on October 30, 2025.

Being the same property conveyed to Rohit Padmanabhan and Elizabeth Snyder, husband and wife from RPLS 1018 13th LLC, a Tennessee limited liability company by Quitclaim Deed dated March 19, 2026, of record in Instrument Number 20260319-0021967, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 27, 2026.

Affiant Signature

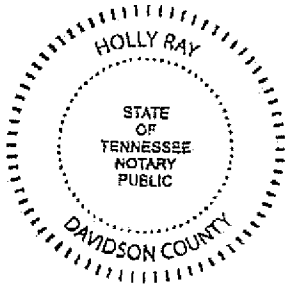
March 27, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of March, 2026.



Notary's Signature

My Commission Expires: 03/09/27