Karen Johnson Davidson County
Batch# 1398603 DEEDQC
03/27/2026 12:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260327-0024527

This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
883 Granada Ave Nashville, TN 37206	Same as New Owner	See Below

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, **Donati Development, LLC, a Tennessee limited liability company**, does hereby quitclaim and by these presents do transfer and convey all of its right, title and interest unto **37206 Patterson Project LLC, a Tennessee limited liability company**, its successors and assigns, in and to the following tracts of land in **Davidson County, Tennessee**, described as follows:

TRACT I: Map & Parcel 082 04 0 413.00 & 082 04 0 227.00
Land in Davidson County, Tennessee, being lots Nos. 89, 90 and the westerly 12 feet of lot No. 91 on the map of Thornby Place, as of record in book 332, page 3, Register's Office for said County.

Said lots Nos. 89, 90 and part of lot No. 91 front together 246 feet on the northerly side of Carter Avenue or Street and run back 150 feet on the easterly line and 153 feet, more or less, on the westerly line, with the easterly margin of the right-of-way of the L. & N. Railroad to an alley, measuring 185 feet thereon.

Being the same property conveyed to Donati Development, LLC, a Tennessee limited liability company and 37206 Patterson Project, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Walter Patterson, dated May 30, 2025 and filed for record on June 3, 2025, in Instrument No.20250603-0043398, Register's Office of Davidson County.

This conveyance is made subject to an easement of record in book 2096, page 423, said Register's Office.

This is improved property known as: 0 Carter Street and 867 Carter Street, Nashville, TN 37206

TRACT II: Map/Parcel 082-04-0-212 & 02-04-0-211
Land in Davidson County, Tennessee, being Lots Nos. 10, 11, 12, and 13 on the Plan of Thornby Place, of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 10, 11, and 12 front 50 feet each on the westerly side of McFerrin Avenue and extend back between parallel lines 145 feet to an alley. Said Lot No. 13 fronts 53.5 feet on the westerly side of McFerrin Avenue and runs back between parallel lines, with the northerly margin of Carter Avenue 145 feet to an alley.

Excluded from the above property is that portion of the subject premises conveyed to the State of Tennessee, by deeds from Lavennia Gurley and husband, of record in Book 4080, Page 401, from Sammy C. Gooch and wife, of record in Book 4074, Page 806, and from Harris A. Gilbert, Trustee, of record in Book 4083, Page 362, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donati Development, LLC, a Tennessee limited liability company and 37206 Patterson Project, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Walter Patterson, dated May 30, 2025 and filed for record on June 3, 2025, in Instrument No. 20250603-0043416, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1112 McFerrin Ave., 1112A McFerrin Ave., and 1114 McFerrin Avenue, Nashville, TN 37206.

TRACT III: Map/Parcel 082-04-0-231
Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Carter Lane Place of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan Reference is made for a more complete description.

Said Lot No. 25 fronts 50 feet on the southerly side of Carter Street and runs back between lines 132.3 feet on the easterly line and 132.8 feet on the westerly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Donati Development, LLC, a Tennessee limited liability company and 37206 Patterson Project, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Walter Patterson, dated May 30, 2025 and filed for record on June 3, 2025, in Instrument No. 20250603-0043403, Register's Office for Davidson County, Tennessee.

This is improved property known as: 870 Carter Street, Nashville, TN 37206.

TRACT IV: Map/Parcel 082-04-0-224
Land in Davidson County, Tennessee, being Lot No. 93 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for said County.

Said Lot No. 93 fronts 50 feet on the northerly side of Carter Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donati Development, LLC, a Tennessee limited liability company and 37206 Patterson Project, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Walter Patterson, dated May 30, 2025 and filed for record on June 3, 2025, in Instrument No. 20250603-0043408, Register's Office for Davidson County, Tennessee.

This is improved property known as: 873 Carter Street, Nashville, TN 37206.

TRACT V: Map/Parcel 082-04-0-233
Land in Davidson County, Tennessee, being the northerly 45 feet of the southerly 90 feet of Lots Nos. 26 and 27, on the Map of Carter Lane Place, as of record in Book 547, page 105, Register's Office for said Davidson County, Tennessee.

Said part of Lots Nos. 26 and 27 fronts 45 feet on the westerly side of Apex, formerly Nathan Street, and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Donati Development, LLC, a Tennessee limited liability company and 37206 Patterson Project, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Walter Patterson, dated May 30, 2025 and filed for record on June 3, 2025 in Instrument No. 20250603-0043409, Register's Office Davidson County, Tennessee.

This is improved property known as: 876 Apex Street, Nashville, TN 37206.

TRACT VI: Map/Parcel 082-04-0-238.00
Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Carter Lane Place, as of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the southerly side of Carter Street and runs back 129.4 feet on the westerly line and 128.9 feet on the easterly line to a back line measuring 50 feet.

Being the same property conveyed to Donati Development, LLC, a Tennessee limited liability company and 37206 Patterson Project, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Walter Patterson, dated May 30, 2025 and filed for record on June 3, 2025 in Instrument No. 20250603-0043415, Register's Office Davidson County, Tennessee.

This is improved property known as: 882 Carter Street, Nashville, TN 37206.

TRACT VII: Map/Parcel 082-04-0-239
Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Carter Lane Place, which appears of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the south side of Carter Avenue, and runs back 128.3 feet on the East line and 128.9 feet on the West line to a dead line which shows 50 feet.

Being the same property conveyed to Donati Development, LLC, a Tennessee limited liability company and 37206 Patterson Project, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Walter Patterson, dated May 30, 2025 and filed for record on June 3, 2025 in Instrument No. 20250603-0043411, Register's Office Davidson County, Tennessee.

This is improved property known as: 884 Carter Street, Nashville, TN 37206.

TRACT VIII: Map/Parcel 082-04-0-215
Land in Davidson County, Tennessee, being Lot No. 103, on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 101 and all of Lots Nos. 102 and 103, front together 125 feet on the northerly side of Carter Avenue and extend back between parallel lines with the westerly margin of an alley, 150 feet to the southerly margin of an alley in the rear.

Being the same property conveyed to Donati Development, LLC, a Tennessee limited liability company and 37206 Patterson Project, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Walter Patterson, dated May 30, 2025 and filed for record on June 3, 2025 in Instrument No. 20250603-0043413 and corrected in Instrument No. 20250606-0044592, Register's Office Davidson County, Tennessee.

This is improved property known as: 895 Carter Street, Nashville, TN 37206

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of March, 2026.

Donati Development, LLC

By: _____
John Gavin Donati, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **John Gavin Donati**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **sole member of Donati Development, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such sole member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as the sole member.

Witness my hand and official seal this the 16th day of March, 2026.

My Commission Expires: 03/06/2029

_____
NOTARY PUBLIC

PARROUSH AHMED
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2029
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

(Affiant)

Subscribed and sworn to before me, this 16th day of March, 2026.

My Commission Expires: 03/06/2029

NOTARY PUBLIC

PARROUSH AHMED
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 16th day of March, 2026

Signature 3-27-26 Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 7-2-2029

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029