This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1398861 DEEDQC
03/30/2026 10:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260330-0024874

State of Tennessee
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 27 day of March, 2026

Notary Public

My Commission expires 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Management Investments, LLC & Lion Renovations, LLC
430 Emmitt Avenue,
Madison, TN 37115

SEND TAX BILLS TO:
Music City Management Investments, LLC & Lion Renovations, LLC
430 Emmitt Avenue,
Madison, TN 37115

MAP AND PARCEL NUMBER: 117090C05600CO

QUITCLAIM DEED
26NT00707

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Music City Management Investments, LLC

By these presents do remise, release and **QUITCLAIM** unto

Music City Management Investments, LLC & Lion Renovations, LLC

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Burlington, a Planned Unit Development, as of record in Book 5200, Page 403 through 406, and as amended in Book 6150, Page 774, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Josephine Davenport Barringer, an unmarried woman from Jane Howland and Anita Smith, as equal tenants in common, by Warranty Deed dated 07/25/2019 and recorded 07/26/2019 in Instrument No. 20190726-0073570, Register's Office of said County.

Josephine Davenport Barringer died 10/10/2024 with testate probate in the Davidson probate court, case no 25P335, real property administered through the probate estate by terms of the will.

Being the same property conveyed to Music City Management Investments, LLC by Warranty Deed from Elizabeth Smith Mclellan, Personal Representative of the Estate of Josephine Davenport Barriger, deceased dated 02/23/2026 and recorded 02/25/2026 as instrument no. 20260224-0014551, register's office for Davidson County, Tennessee.

This is an improved property commonly known as: 105 Burlington Court, Nashville, TN 37215-1843

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 our hands this 27 day of March, 2029.

Brenda C. Hermes, Sole Member, Music City Management Investments, LLC

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brenda C. Hermes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be sole member for Music City Management Investments, LLC the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 27 day of March, 2026

Notary Public

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029

Leonel Garcia Zamundio, Sole Member, Lion Renovations, LLC

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Leonel Garcia Zamundio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole member for Lion Renovations, LLC the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 27 day of March, 2026.

Notary Public

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 3/27/2026 (date of document).

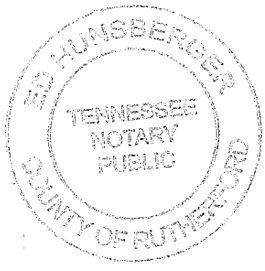
Affiant Signature

3/27/2026
Date

State of Tennessee
County of Davidson

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

(SEAL)



Notary's Signature
My Commission Expires: 1/22/30