THIS INSTRUMENT PREPARED BY:
Husch Blackwell LLP
501 Commerce Street, Suite 1620
Nashville, TN 37203
(615) 949-2240

Karen Johnson
Batch # 1402237
04/06/2026 02:33:05 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260406-0027481

New Owners Address:
WD Development, LLC
73 White Bridge Pike
Suite 103 PMB 176
Nashville, TN 37205

Send Tax Bills To:
WD Development, LLC
73 White Bridge Pike
Suite 103 PMB 176
Nashville, TN 37205

Tax Parcel No.:

091 16 0 248.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NANCY SPAIN LLC**, a Tennessee limited liability company (the "Grantor"), does hereby grant, convey and quitclaim unto **WD DEVELOPMENT, LLC**, a Tennessee limited liability company (the "Grantee") on this 6th day of April, 2026, all of its right, title, and interest in the following described real estate in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot. No. 202 of Block 10 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

For prior title see deed recorded as Instrument No. 20251107-0088943, in the Register's Office of Davidson County, Tennessee.

Property known as 4301 Nevada Avenue, Nashville, Tennessee.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by the Grantor, and that a title examination was not made, and neither the preparer nor the firm of Husch Blackwell LLP shall have any liability for the status of the title to the property or the accuracy of such information.

IN TESTIMONY WHEREOF, the Grantor has executed and delivered this 6th day of April, 2026.

GRANTOR:

NANCY SPAIN LLC

By: _____
Name: Wesley Keegan
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Stacey Yuenger, of the state and county aforesaid, personally appeared Wesley Keegan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Member of **NANCY SPAIN LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such 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 such member.

WITNESS my hand and seal at office on this 6th day of April, 2026.

Stacey L. Yuenger
Notary Public
My commission expires: 6/30/26

STACEY L. YUENGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 6th day of April, 2026.

Stacey L. Yuenger
Notary Public
My commission expires: 6/30/26

STACEY L. YUENGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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