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

Karen Johnson Davidson County
Batch # 1403447 DEEDQC
04/08/2026 02:04:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260408-0028480

New Owners Address:	**Send Tax Bills To:**	**Tax Parcel No.:**
Nancy Spain, LLC 73 White Bridge Rd Suite 103 PMB 176 Nashville, TN 37205	Nancy Spain, LLC 73 White Bridge Rd Suite 103 PMB 176 Nashville, TN 37205	081 07 0 513.00

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, **NS DEVELOPMENT 615, LLC** a Tennessee limited liability company (the "Grantor"), does hereby grant, convey and quitclaim unto **NANCY SPAIN, LLC**, a Tennessee limited liability company (the "Grantee") on this 8th day of April, 2026, all of its right, title, and interest in the following described real estate in Davidson County, Tennessee, to wit:

Being Lot No. 7 on the plan of Williams and Valentino's Subdivision of Lots 3 and 4 of the Woodard property, of record in Book 2, Page 33, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded at the Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

For prior title see deed recorded as Instrument No. 20260406-0027482, in the Register's Office of Davidson County, Tennessee.

Property known as 1816 11th Avenue N, Nashville, Tennessee 37208.

Taxes for the year 2026 are assumed by the Grantee.

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 8th day of April, 2026.

GRANTOR:

NS DEVELOPMENT 615, 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 **NS DEVELOPMENT 615, 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 8th day of April, 2026.

_____
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 8th day of April, 2026.

_____
Notary Public
My commission expires: 6/30/26

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