This instrument prepared by and returnable upon recording to:

Winstead PC
1221 Broadway, Suite 2030
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1404882 DEEDQC
04/13/2026 03:43:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260413-0030006

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Mainland 4th, LLC c/o The Mainland Companies, LLC 1905 Acklen Avenue Nashville, Tennessee 37212	A portion of 09315039800	Same as Owner

WHEREAS, Mainland 4th, LLC, a Tennessee limited liability company ("**Mainland**"), submitted certain of its property (including the Property, which is defined below), to that Declaration Establishing Chestnut Hill, dated May 24, 2024, executed by Mainland and recorded with the Register of Deeds for Davidson County, Tennessee, as Instrument No. 20240530-0040286 (the "**Declaration**"), establishing a 2-unit condominium known as "Chestnut Hill" (the "**Condominium**").

WHEREAS, Mainland sold one of the Condominium units, "Unit 2", to Motosound Group, LLC, a Tennessee limited liability company ("**Motosound**"). Mainland retained fee ownership of the other Condominium unit, "Unit 1".

WHEREAS, Mainland and Motosound have [i] terminated the Condominium and Declaration, pursuant to that certain Termination of Declaration Establishing Chestnut Hill, executed by Mainland, Motosound, and their lenders and recorded with the Register of Deeds for Davidson County, Tennessee, as Instrument No. 20251201-0095047 and [ii] subdivided the (former) Condominium property into two lots, "Lot 1" and "Lot 2", as more particularly set forth in the McCann Street Final Plat, recorded with the Register of Deeds for Davidson County, Tennessee, as Instrument No. 20260406002759, with the intent that Mainland be the sole fee owner of Lot 1 and Motosound be the sole fee owner of Lot 2 (which Lot 2 includes all the former Condominium common element land).

WHEREAS, Motosound desires to quitclaim to Mainland all Motosound's right, title, and interest in and to Lot 1 with this Quitclaim Deed.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the foregoing recitals, the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Mainland, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Motosound, as grantor, hereby quitclaims unto Mainland, as grantee, and its successors and assigns, all of Motosound's right, title and interest, whatever that may be (including all tenant-in-common interest), in and to the land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, and all improvements thereto and all appurtenances, privileges, and easements benefiting the same (collectively, the "**Property**").

The Property is improved property that is currently a portion of property municipally known as 300 McCann Street, Nashville, Tennessee 37210.

The Property is subject to all limitations, restrictions, and encumbrances as may affect the Property.

Dated to be effective as of the 10th day of April, 2026.

[Signature page follows]

[Signature page to Quitclaim Deed]



GRANTOR:

Motosound Group, LLC,
a Tennessee limited liability company

By: F. Reid Shipper

Name: F. Reid Shipper

Title: manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared F. Reid Shipper 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 manager of Motosound Group, LLC, the within named bargainor, and that he as such manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as its manager.

Witness my hand and official seal, this 29th day of August, 2025.

Notary Public

My Commission Expires: 7/3/2028

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me
this 10th day of April, 2026.

Notary Public

My Commission Expires:

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

EXHIBIT A

Description of Property

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land lying in the 17th Council District, Nashville, Davidson County, Tennessee, and being Lot 1 of McCann Street Final Plat, of record in Instrument No. 20260404002759 Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being part of the same property owned by Motosound Group, LLC, a Tennessee limited liability company, and Mainland 4th, LLC, a Tennessee limited liability company, following termination of that certain Declaration Establishing Chestnut Hill, dated May 24, 2024, executed by Mainland 4th, LLC, a Tennessee limited liability company, and recorded with the Register of Deeds for Davidson County, Tennessee, as Instrument No. 20240530-0040286, pursuant to the terms of that certain Termination of Declaration Establishing Chestnut Hill, of record as Instrument No. 20251201-0095047 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Savannah Suiters, 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 8/29/25 (date of document).

Affiant Signature

4/13/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

