Karen Johnson Davidson County
Batch# 1411823 DEEDQC
04/27/2026 01:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260427-0036425

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (GHG)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Railyard Offices, LLC 432 Royal Oaks Drive Nashville, Tennessee 37205	Railyard Offices, LLC 432 Royal Oaks Drive Nashville, Tennessee 37205	09312011900

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JEFFREY W. BUNTIN JR., a married man ("Grantor") hereby quitclaims and conveys to RAILYARD OFFICES, LLC, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to that certain real property described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 230 Willow Street, Nashville, Tennessee.

Dated as of this 21st day of April 2026.

(Signature Pages Follow)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

Jeffrey W. Buntin Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, having authority within the State and County aforesaid, Jeffrey W. Buntin Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 27 day of April, 2026.

Notary Public

My Commission Expires: January 22, 2029

HANNA ELIZABETH HARGRAVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

[Signature Page to Quitclaim Deed]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 17 day of April, 2026.

Notary Public

My Commission Expires:

January 22, 2029



Exhibit A

Being known as Lot 1, on the Replat of Stanley Street Property Portions of Lots 66-71 Pageot Plan of Fairfield of record in Instrument No. 201612090129405, in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey W. Buntin Jr. from Stanley Street, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20170106-0001844, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 27, 2026 (date of document).

Affiant Signature

04/27/2026

Date

State of Tennessee

County of Davidson

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

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

