Karen Johnson Davidson County
Batch# 1413147 DEEDQC
04/29/2026 11:30:30 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20260429-0037885

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felousiz
412-453-7430, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
Roots Kingwood Trinity, LLC
1344 La France St NE
Atlanta, GA 30307

QUITCLAIM DEED

THIS DEED, made to be effective as of the 24th day of April, 2026, is made and entered into by and between **Flipside 17, LLC, a Georgia limited liability company**, whose forward mailing address is *1344 La France St NE, Atlanta, GA 30307* ("*Grantor*"), and **Roots Kingwood Trinity, LLC, a Georgia limited liability company**, whose tax mailing address is *1344 La France St NE, Atlanta, GA 30307* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, all of Grantor's right, title, and interest in the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 23 day of April, 2026.

GRANTOR:

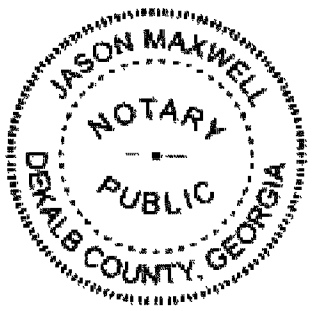
Flipside 17, LLC,
a Georgia limited liability company

By: _____
Name: Daniel Dorfman
Title: Manager

STATE OF GEORGIA §
COUNTY OF DEKALB §

The foregoing instrument was acknowledged before me this 23 day of April, 2026, by Daniel Dorfman as Manager of Flipside 17, LLC, a Georgia limited liability company, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:



_____
Notary Public

Commission Expires: 3/2/2029

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2026.

SEAL:

Notary Public

Commission Expires: 04/02/2029

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Exhibit "A"
Legal Description(s)

TRACT 1:

Being Unit No. 3 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 1034 E Trinity Ln A, Nashville, TN 37216
PARCEL ID: 072-05-0T-003.00
TITLE FILE NO: ROOTS26-8TN01

TRACT 2:

Being Unit No. 4 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 1034 E Trinity Ln B, Nashville, TN 37216
PARCEL ID: 072-05-0T-004.00
TITLE FILE NO: ROOTS26-8TN02

TRACT 3:

Being Unit No. 5 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 1034 E Trinity Ln C, Nashville, TN 37216
PARCEL ID: 072-05-0T-005.00
TITLE FILE NO: ROOTS26-8TN03

Exhibit "A"
Legal Description(s)

TRACT 4:

Being Unit No. 6 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 1034 E Trinity Ln D, Nashville, TN 37216
PARCEL ID: 072-05-0T-006.00
TITLE FILE NO: ROOTS26-8TN04

TRACT 5:

Being Unit No. 2 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 970 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-002.00
TITLE FILE NO: ROOTS26-8TN05

TRACT 6:

Being Unit No. 7 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 972 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-007.00
TITLE FILE NO: ROOTS26-8TN06

Exhibit "A"
Legal Description(s)

TRACT 7:

Being Unit No. 8 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 974 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-008.00
TITLE FILE NO: ROOTS26-8TN07

TRACT 8:

Being Unit No. 9 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 976 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-009.00
TITLE FILE NO: ROOTS26-8TN08

TRACT 9:

Being Unit No. 10 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 978 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-010.00
TITLE FILE NO: ROOTS26-8TN09

Exhibit "A"
Legal Description(s)

TRACT 10:

Being Unit No. 1 on the Horizontal Property Regime for Trinity Park, as established in the Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20230623-0047851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 01/13/2026 at Instrument No. 20260113-0002858 in said Register's Office.

COMMONLY KNOWN AS: 980 Dozier Place, Nashville, TN 37216
PARCEL ID: 072-05-0T-001.00
TITLE FILE NO: ROOTS26-8TN10

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1034 E TRINITY LN A, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 2 (1034 E TRINITY LN B, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 3 (1034 E TRINITY LN C, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 4 (1034 E TRINITY LN D, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 5 (970 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 6 (972 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 7 (974 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 8 (976 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

AS TO TRACT 9 (978 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 10 (980 DOZIER PLACE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, page 69 and 20230623-0047851.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 20230623-0047851.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5085, page 478 and Book 4236, Page 807 and Instrument No. 200706200073810.

Tennessee Certification of Electronic Document

I, Rob Newman, 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 4/24/2026 (date of document).

Affiant Signature

4/27/2026
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157