Karen Johnson Davidson County
Batch# 1413194 DEEDQC
04/29/2026 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260429-0037983

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38815-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Jason Rogers Affiant Subscribed and sworn to before me by audio video communication this 29th day of April, 2026. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Belle Meade Land & Holdings, LLC 138 Prospect Hill Nashville, TN, 37205	Belle Meade Land & Holdings, LLC 138 Prospect Hill Nashville, TN, 37205	Map and Parcel No.: 116080F13800CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Nashville Land & Holdings, LLC, a Utah limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto Belle Meade Land & Holdings, LLC, a Utah limited liability company ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 138, as shown on the Plan of Sugartree, Phase 3, (Revised) which is of record in Plat Book 5050, Page(s) 67-71 and amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93 and Book 6727, Page 462, Register's Office for Davidson County, Tennessee, to which specific reference is hereby made and together with appurtenant, non-exclusive interest in the common and limited common areas as shown.

Being the same property conveyed to Nashville Land & Holdings, LLC, a Utah limited liability company, by deed from Jens Frederiksen and May Frederiksen, husband and wife, of record in Instrument No. 20251114-0090721, Register's Office for Davidson County, Tennessee.

This is improved property known as 138 Prospect Hill, Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized agent, on this 29th day of April, 2025.

GRANTOR:

Nashville Land & Holdings, LLC
a Utah limited liability company

By: Jason Rogers
Jason Rogers, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication before me, the undersigned Notary Public, in and for the said county and state, the within named Jason Rogers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of Nashville Land & Holdings, LLC, a Utah limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of April, 2026.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

Notary Public

My Commission Expires:

Tennessee Certification of Electronic Document

I, George E. Mudter, Jr., 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 4/29/2026 (date of document).

Affiant Signature

Date: 4/29/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn and subscribed before me this 29 day of April, 20 26.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025