This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1415539 DEEDQC
05/05/2026 09:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260505-0040031

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 1 day of May, 2026.

Notary Public

My Commission expires 1/22/30

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
875 Granada Ave, LLC
3908 Lebanon Pike, Unit 386
Hermitage, TN 37076

SEND TAX BILLS TO:
875 Granada Ave, LLC
3908 Lebanon Pike, Unit 386
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 08115020100

QUITCLAIM DEED
26NT00383

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Mr. Joe Comer

By these presents do remise, release and **QUITCLAIM** unto

875 Granada Ave, LLC

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Property being the southerly 25 feet of Lot No. 407 and the northerly 4 feet of the westerly 120 feet of Lot No. 408 in McGavock, Wetmore, and Others Second Addition to Nashville, called and Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a complete legal description of said lot.

Being the same property conveyed to Mr. Joe Comer from Mr. Joe S. Womack, a single male, by Quitclaim Deed dated 03/17/2017 and recorded 03/27/2017 in Instrument No. 20170327-0029640, Register's Office of said County.

Being the same property conveyed to Joe S. Womack and Joe S. Comer from Frank L. Hastings, by Installment Deed dated 01/27/1999 and recorded 01/28/1999 in Book 11315, page 429, Register's Office of said County.

Commonly known as: 1606 DR DB Todd Jr Blvd, Nashville, TN 37208

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

Witness our hands this 1 day of May, 2024.

Joe Comer

Joe Comer

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Joe Comer,** the within named bargainer, 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.

Witness my hand, at office, this 1 day of May 2024

Notary Public
My Commission expires: 9/22/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Shawn Jackson, managing member

Shawn Jackson, Managing Member, 875 Granada Ave, LLC

State of TN)
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Shawn Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be managing Member of 875 Granada Ave, LLC and that capacity executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 1 day of May, 2026.

Ed Hunsberger

Notary Public
My Commission expires: 10/22/30.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-1-26 (date of document).

Affiant Signature

5.4.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027