This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1418091 DEEDQC
05/08/2026 02:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260508-0041806

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Angela B. Foster Janice Renee Mackin 127 43rd Avenue North Nashville, TN 37209	SAME	10308007900

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **RAINBOW HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **ANGELA B. FOSTER AND JANICE RENEE MACKIN, MARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of C.H. Tritschler's Subdivision of Lot Nos. 347-348 and a part of Lot No. 349 on the Plan of West Lawn Subdivision of record in Book 843, Page 51, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 fronts 50 feet more or less on the westerly margin of 43rd Avenue North and extends back 175 feet on the southerly line and extends back from the westerly margin of 43rd Avenue North being the northeasterly corner of said property south 83 deg. 44' west 113 feet; thence south 85 deg. 41' 46" west 62.21 feet, as established by Chancery Court Order filed in the Chancery Court for Davidson County, Tennessee, in File No. 80-630-III, to the easterly margin of 44th Avenue North being a dead line in the rear, measuring 50 feet more or less, being described from a survey by John Kohl & Company, P.C., Tennessee No. 100, dated August 12, 1986.
>
> Being the same property conveyed to Rainbow Holdings, LLC, by Quitclaim Deed from Angela B. Foster and Janice Renee Mackin of record in Instrument No. 20210707-0091116, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is improved property known as: 127 43rd Avenue North, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of May, 2026.

DEVELOPER:
RAINBOW HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: ANGELA B. FOSTER

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Angela B. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of RAINBOW HOLDINGS, LLC, the within named bargainor, a limited liability company and that she as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and seal on this 6th day of MAY, 2026.

REBECCA STONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Notary Public

BY: JANICE RENEE MACKIIN

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Angela B. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of RAINBOW HOLDINGS, LLC, the within named bargainor, a limited liability company and that she as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and seal on this 6th day of May, 2026.

REBECCA STONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

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



Notary Public

Certificate of Authenticity

I, Dylan Potter, 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 5/8/26.

Date

Affiant Signature

5/8/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of May, 2026.

Notary's Signature

My Commission Expires: 1/24/28

Date

Notary's Seal (if on paper)

