File No: 2006214130
Grantor's Loan No. 1034000465079

Karen Johnson Davidson County
Batch# 1422146 DEEDQC
05/19/2026 03:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260519-0045184

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Wendy Roop Keegan, III and Kirk Arlington Keegan, 1212 Demonbreun St Apt 2215, Nashville, TN 37203

Exempt: This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 093 09 0G 224.00

QUITCLAIM DEED

Table 201 Holding Company, LLC, A Tennessee Limited Liability Company, ("Grantor"), of 1212 Demonbreun St Apt 2215, Nashville, TN 37203, for and in consideration of $0.00 (Zero Dollars and Zero Cents), releases and quitclaims to **Wendy Roop Keegan, III** and **Kirk Arlington Keegan,** wife and husband as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 1212 Demonbreun St Apt 2215, Nashville, TN 37203, all the right, title, interest and claim which the said Grantor has in the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2215 AS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM REGIME FOR THE PULLMAN CONDOMINIUMS (A CONDOMINIUM COMMUNITY IN DAVIDSON COUNTY, TENNESSEE), OF RECORD AS INSTRUMENT NO. 20240715-0053179, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH EASEMENTS APPURTENANT TO SAID UNIT, AND AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

Parcel No 093 09 0G 224.00

Property Address is: 1212 Demonbreun St Apt 2215, Nashville, TN 37203

BEING THE SAME PROPERTY CONVEYED TO TABLE 201 HOLDING COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM KIRK ARLINGTON KEEGAN, III AND WENDY ROOP KEEGAN, HUSBAND AND WIFE, DATED 09/02/2025, RECORDED 09/04/2025, DEED INSTRUMENT NO. 20250904-0070638, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on May 4, 2026

Table 201 Holding Company, LLC, A Tennessee Limited Liability Company

By: _____

Name: Wendy Roop Keegan

Its: Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Wendy Roop Keegan as Member on behalf of **Table 201 Holding Company, LLC, A Tennessee Limited Liability Company**, personally known to me or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4 day of May, 2026.

_____
Notary Public

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
1-24-2028

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me on this the 4 day of May, 20 26.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Cox, 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 05/04/2026 (date of document).

Affiant Signature

05/06/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 06 day of MAY, 2026.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923