Karen Johnson Davidson County
Batch# 1427776 DEEDQC
06/03/2026 04:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260603-0050306

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
Keller, Turner, Andrews & Ghanem, PLLC
20 Music Square West, Suite 200
Nashville, TN 37203

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 3 day of June, 2026.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Menaduke, LLC 101 Westpark Dr., Suite 330 Brentwood, TN 37027	New Owner	71-16-21 71-16-22 71-16-0-020

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MENADUKE, LLC, a Tennessee limited liability company** ("Grantor"), by these presents, does hereby quitclaim and convey to **MENADUKE, LLC, a Tennessee limited liability company,** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

See Exhibit A

This quitclaim deed is being filed for the purpose of creating an individual tax parcel for 71-16-0-020.

Being also known as: **1304 & 1306 Jones Avenue, Nashville, TN 37027; and 605 Douglas Avenue, Nashville, TN 37207 ("Property").**

Said Property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[*Signatures on Following Page*]

Witness my hands this 3rd day of June, 2026, the bargaining party, having cause its name to be signed hereto on said day and date.

GRANTOR:

MENADUKE, LLC

By: Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **AUTHORIZED REPRESENTATIVE** of **MENADUKE, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as **AUTHORIZED REPRESENTATIVE.**

Witness my hand and official seal at office this 3 day of June, 2026.

Notary Public:
My Commission Expires: _____

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Exhibit A

Tract No. 1
M&P 71-16-21
1304 Jones Ave, Nashville TN 37027

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of the Subdivision of the Joe Brown Estate as of record in Plat Book 843, page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract No. 2
M&P 71-16-22
1306 Jones Ave, Nashville TN 37027

Being Lot 22 on the Plat of the subdivision of the Joe Brown Estate, as of record in Book 843, page 107, Register's Office for said County.

Said Lot No. 22 fronts 48 feet on the westerly side of Jones Avenue and runs back 94 feet 4 inches on the northerly line and 93 feet one inch on the southerly line to an alley measuring 50 feet thereon.

(Tract 1 and Tract 2) Being the same property(ies) conveyed to Menaduke, LLC, from Michael P. Williamson and Vickie Williamson, husband and wife, by Deed dated April 15, 2026, of record in Instrument No. 20260416-0031114, Register's Office for Davidson County, Tennessee.

Tract 3
M&P 71-16-0-020
605 Douglas Avenue, Nashville, TN 37027

Land in Davidson County, Tennessee, being Lot No. 23 and 24 on the Plan of Joe Browne Estate, as of record in Book 843, Page 107, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lots 23 and 24 front together 115 feet on the Westerly side of Jones Avenue and run back 93 feet 1 inch on the Northerly line of 90 feet on the Southerly line with the Northerly margin of Mile End Avenue to an alley, measuring 115 feet thereon.

Included in the above but excluded therefrom is that portion of said land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed from Jar Investments, a Tennessee General Partnership, of Record in Book 8534, Page 180, Register's Office for said County, described as follows:

Beginning at a point on the South boundary of Parcel 20 of Map 71-16 and at approximate Station 37+96 of Project 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 88 degrees 27'31" and a radius of 30.00 feet, 46.32 feet along the curve to a point on the right-or-way of Jones Avenue; thence with said right-of-way S 07 degrees 08'44" W 29.20 feet to a point on the right-of-way of Douglas Avenue; thence N 84 degrees 23'45" W 29.20 feet to the point of beginning.

Being the same property conveyed to Menaduke, LLC, from Cedric Mckissak, by Deed dated September 18, 2025, of record in Instrument No. 20250926-0077011, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 6/3/2026 (date of document).

Affiant Signature

6/3/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY