Karen Johnson Davidson County
Batch# 1427802 DEEDQC
06/04/2026 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260604-0050347

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
East Nashville Owner, LLC 3990 Hillsboro Pk Ste 400 Nashville TN 37215	New Owner	072-13-4A-002.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Caryn L. Lax NKA Caryn L. Shelton, a married person** by these presents do hereby quitclaim and convey unto **East Nashville Owner, LLC, a Delaware limited liability company,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 197 of the Plat of Trevecca, as of record in Plat Book 421, Pages 72 & 73, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the southerly right-of-way line of Strouse Avenue, at a corner common with East Nashville Owner, LLC, as of record in Instrument Number: 20230912-0071525, at the Register's Office for Davidson County, Tennessee, said iron rod set being located 213.4 feet from the intersection with the westerly right-of-way line of Trevecca Avenue;

Thence leaving the southerly right-of-way line of Strouse Avenue, with the westerly property line of East Nashville Owner, LLC, South 07 deg 03 min 31 sec West, 200.75 feet to an iron rod set in the northerly right-of-way line of an unnumbered alley;

Thence with the northerly right-of-way line of an unnumbered alley, North 84 deg 50 min 22 sec West, 50.26 feet to an iron rod set, at a corner common with the property of O.I.C. 972 Strouse Avenue Residences, as of record in Instrument Number: 20180305-0020679, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of an unnumbered alley, with the easterly property line of O.I.C. 972 Strouse Avenue Residences, North 06 deg 55 min 44 sec East, 204.82 feet to an iron rod set in the southerly right-of-way line of Strouse Avenue;

Thence with the southerly right-of-way line of Strouse Avenue, South 80 deg 14 min 03 sec East, 50.75 feet to the POINT OF BEGINNING. Containing 10,232 square feet or 0.235 acres more or less.

Being the same property conveyed to Caryn L. Lax, as of record in Instrument Number: 20210112-0005536, at the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
27TH day of May, 2026.

Affiant

My commission expires:
(Affix seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this _____, day of May, 2026

Caryn L. Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caryn L. Shelton, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 27 day of May, 2026.

Notary Public

My Commission Expires:

202606040050347

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 27. 2026

Affiant Signature

1st day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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