Karen Johnson Davidson County
Batch# 1429626 DEEDQC
06/09/2026 08:54:30 AM 4 pgs
Fees: $23.00 Taxes: $245.96
20260609-0051754

This Instrument Prepared by:
Samuel R. Rule, Esq.
Patrick, Beard, Schulman & Jacoway, P.C.
537 Market Street, Suite 300
Chattanooga, Tennessee 37402

GRANTEE: ELEVENTH STREET CAPITAL, LLC

PROPERTY ADDRESS: 501 Drake Avenue
Nashville, Tennessee 37211

SEND TAX NOTICE TO: Eleventh Street Capital, LLC
P.O. Box 490
Fairview, North Carolina 28730

MAP PARCEL NO: 133 01 0 023.00

QUITCLAIM DEED

This instrument is made and entered into by and between **Jimmy Underwood** (the "Grantor"), and **Eleventh Street Capital, LLC**, a Delaware limited liability company (the "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

W I T N E S S E T H:

KNOW ALL MEN BY THESE PRESENTS THAT, Grantor hereby quitclaims, transfers, and conveys to the Grantee all of Grantor's right, title, and interest in and to the following described real estate, commonly known as the improved real property located at **501 Drake Avenue, Nashville, Tennessee 37211**, situated and being in Davidson County, Tennessee and further described as follows:

IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE:

BEING Lot No. 14 on the Map of William Coleman, a subdivision 7.08 acres off the west part of the Radnor College Lane, of record in Book 847, Page 181, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lucian N. Underwood and wife, Mary Catherine Underwood, by Substitute Trustee's Deed from David M. Smythe, Substitute Trustee, dated May 20, 1994, and recorded May 23, 1994, in Book 9353, Pages 38-40, Register's Office for Davidson County, Tennessee. Lucian N. Underwood is deceased, Jimmy Underwood is an heir, as established by Affidavit of Heirship instrument #202605180044404

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Governmental zoning and regulations in effect thereon.

Legal description taken from prior deed.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed effective as of the 26 day of May, 2026.

GRANTOR:

Jimmy Underwood

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Before me personally appeared Jimmy Underwood, the within-named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and seal, at office, this 26th day of May, 2026.

Notary Public

My commission expires: May 6, 2029

ASHLEY GROSE NOTARY PUBLIC COLUMBIA COUNTY EXPIRES GEORGIA MAY 6, 2029

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE:

Davidson County Tax Map/Parcel ID: 13301002300
Jimmy Underwood to Eleventh Street Capital, LLC, General Warranty Deed, percentage transfer.
Property Address: 501 Drake Ave., Nashville TN 37211

I hereby swear of affirm that the actual consideration for this transfer OR the value of the property transferred, *whichever is greater*, is $66,475.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Further, it is sworn or affirmed that the subject Quitclaim Deed, dated 5/26/26 is for a conveyance limited to a 25% interest in the whole property held by the Grantor.

The deed terms, including the derivation clause, is incorporated herein and adopted by reference. The Grantor therein holds, by intestate succession, that percentage interest conveyed therein.

NAME & ADDRESS of PROPERTY OWNER:
Name: Eleventh Street Capital, LLC
Address: PO BOX 490
Fairview, NC 28730

NAME/ADDRESS of PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAX:
Name: Eleventh Street Capital, LLC
Address: PO BOX 490
Fairview, NC 28730

NAME & ADDRESS OF MORTGAGOR HOLDER:
None

WITNESS MY HAND AND SEAL, this 27th day of May 2026.

Grantee-Affiant

SWORN TO AND SUBSCRIBED before me, this 27th day of May 2026.

Angela S. Baker
NOTARY PUBLIC

My Commission Expires: Sept. 5, 2026

ANGELA S BAKER
Notary Public
Madison Co., North Carolina
My Commission Expires Sept. 5, 2026

Tennessee Certification of Electronic Document

I, Heather Nolan, 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 24, 2024 (date of document).

Heather Nolan
Affiant Signature

6/1/2024
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 2nd day of June, 2026.

Lacie Randolph
Notary's Signature

MY COMMISSION EXPIRES: 2/28/28

NOTARY'S SEAL

