Karen Johnson Davidson County
Batch# 1431801 DEEDQC
06/10/2026 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260610-0052584

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-39677-26

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2026. NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zvezda 1, LLC 3608 Benham Avenue Nashville, Tennessee 37215	Same as Address of New Owner	070-07-0-065 & 075.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **NASHVILLE COMFORT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all its right, title and interest unto **ZVEZDA 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING A TRACT OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, TENNESSEE. SAID TRACT ALSO KNOWN AS PARCEL 10#07007006500 LOCATED AT 2606 OLD BUENA VISTA ROAD, NASHVILLE, TENNESSEE LYING IN THE 2nd COUNCIL DISTRICT OF NASHVILLE, TENNESSEE. SAID TRACT BOUNDED ON THE SOUTH BY RIGHT-OF-WAY (RN) OF WEST TRINITY LANE (72' PUBLIC R/W), ON THE WEST BY R/W OF OLD BUENA VISTA PIKE (%0' PUBLIC R/W), ON THE NORTH BY WW OF LINCOLN STREET (40' PUBLIC R/W) AND ON THE EAST BY FAITH APOSTOLIC CHURCH, TRS. RECORDED IN BOOK 6554, PAGE 234 REGISTERS OFFICE DAVIDSON COUNTY TENNESSEE (RO.D.C.T). SAID TRACT BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A CAPPED ROD SET AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, LYING ON THE NORTHERLY WW MARGIN OF WEST TRINITY LANE; THENCE WITH SAID WW AND A CURVE TO THE RIGHT HAVING A RADIUS OF 5693.53 FEET, AN ARC LENGTH OF 173.39 FEET, A CENTRAL ANGLE OF 1 DEGREE 44 MINUTES 42 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 72 DEGREES 32 MINUTES 51 SECONDS WEST 173.38 FEET TO A CAPPED ROD SET; THENCE CONTINUING WITH SAID

WW MARGIN SOUTH 73 DEGREES 01 MINUTE 39 SECONDS WEST 149.50 FEET TO A CAPPED ROD SET; THENCE CONTINUING SOUTH 85 DEGREES 26 MINUTES 00 WEST 37.64 FEET TO A CAPPED ROD SET; THENCE WITH A CURVE TO THE RIGHT MERGING INTO THE R/W OF OLD BUENA VISTA ROAD AND LEAVING THE R/W OF WEST TRINITY LANE HAVING A RADIUS OF 30 FEET, AN ARC LENGTH OF 25.82 FEET, A CENTRAL ANGLE OF 49 DEGREES 18 MINUTES 26 SECONDS, A CHORD BEARING ANO DISTANCE OF NORTH 55 DEGREES 39 MINUTES 28 SECONDS WEST 25 03 FEET TO A CAPPED ROD SET; THENCE CONTINUNG WITH SAID R/W NORTH 29 DEGREES 04 MINUTES 47 SECONDS WEST 309.76 FEET TO A CAPPED ROD SET ON THE SOUTHERLY MARGIN OF LINCOLN STREET; THENCE LEAVING SAID R//W OF OLD BUENA VISTA ROAD AND RUNNING WITH THE SOUTHERLY R/W MARGIN OF LNCOLN STREET NORTH 86 DEGREES 22 MINUTES 15 SECONDS EAST 467.26 FEET TO A CAPPED ROD SET; THENCE LEAVING SAID MARGIN SOUTH 13 DEGREES 15 MINUTES 00 SECONDS EAST 221.68 FEET TO THE POINT OF BEGINNING. CONTAINING 112,607 SQUARE FEET OR 2.57 ACRES MORE OR LESS. LEGAL DESCRIPTION PREPARED BY DOUGLAS W. BALL-CHANDLER, TN RLS# 2588 FOR SURVEY DATED 9/24/21.

Being the same property conveyed to Nashville Comfort, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Roger Heights Baptist Church, a Non-Profit Organization, dated January 23, 2026, and recorded January 23, 2026, in Instrument No. 20260123-0006096, said Register's Office.

Being the same property conveyed to Roger Heights Baptist Church, by Warranty Deed from Harry L Frith, Jr and Eddie R. Warren d/b/a Moneta Unlimited, dated April 15, 1974, and recorded April 15, 1974, in Book 8752, Page 696, said Register's Office.

This is improved property known and designated as 2606 Old Buena Vista Road, Nashville, Tennessee 37218.

WITNESS ITS HAND, this 9th day of June, 2026.

Grantor

NASHVILLE COMFORT, LLC, a Tennessee Limited Liability Company

BY: _____
MIKE DOLAN, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of June, 2026, before me, appeared Mike Dolan, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Nashville Comfort, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Nashville Comfort, LLC and said Mike Dolan acknowledged said instrument to be the free act of deed of Nashville Comfort, LLC

Witness my hand and seal, this the 9th day of June, 2026.

PRIYANKA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public

Priyanka Patel
Printed Notary Name

My commission expires: 06/10/26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 9, 26 (date of document).

Jennifer Pennell

June 9, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 9, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal