Karen Johnson Davidson County
Batch# 1432565 DEEDQC
06/10/2026 04:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260610-0052838

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Gloria H. Berkley and Four Lions Land Development LLC** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto 1704 River Drive, LLC(Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Being Lot No. 6 on the Plan of Northside Addition, of record in Book 2330, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Gloria H. Berkley and Four Lions Land Development, LLC, by virtue of that certain Quit Claim Deed dated August 27, 2025, and being of record at Instrument No. 20250827-0068762, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 29th day of **May, 2026.**

Gloria H. Berkley
Gloria H. Berkley

Four Lions Land Development LLC

Shawn Jackson, Managing Member
By: Shawn Jackson, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDIISON

Personally appeared before me, a Notary Public in and for said state and county, **Gloria H. Berkley,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **May, 2026.**

Jordyn Nesbitt
NOTARY PUBLIC

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 03/06/29

STATE OF TENNESSEE
COUNTY OF DAVIDIISON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Shawn Jackson, Managing Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing member of Four Lions Land Development, LLC, the within named bargainor, a limited liability company, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

WITNESS my hand and official seal at office this 29th day of **May, 2026.**

Jordyn Nesbitt
NOTARY PUBLIC

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 03/06/29

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDIISON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 29 day of **May, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

PROPERTY ADDRESS: **1704 River Dr.**
Nashville, TN 37218

TAX PARCEL NO.: **08004009700**

PROPERTY OWNER: 1704 River Drive LLC
OWNER'S ADDRESS:

MAIL TAX BILLS TO: New Owner
1704 River Drive
Nashville, TN 37218

Certificate of Authenticity

I, Holly A Mascari, 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 5/29/26.

Holly A Mascari

Affiant Signature

6/10/26

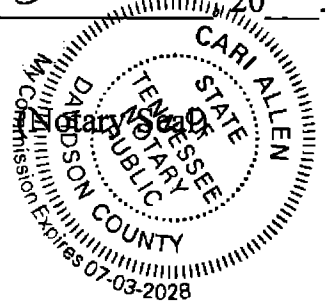
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10 day of June 20 26.

Notary's Signature



Notary Seal