Karen Johnson Davidson County
Batch# 1432749 DEEDWARR
06/11/2026 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260611-0053090

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
DY Properties II, LLC	Same as Owner	081-08-L-101.00
P.O. Box 1283		
Antioch, TN 37013		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken.Matthews. PLLC. 1164 Nashville Pike Gallatin, TN 37066 26-25953	STATE OF TENNESSEE COUNTY OF SUMNER } The actual consideration or value, whichever is greater, for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 10th day of June, 2026. Notary Public My commission expires: 12/26/29	

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Earline Jenkins, an unmarried woman, "Grantor" by these presents, does hereby quitclaim and convey unto DY Properties II, LLC, a Tennessee Limited Liability Company, "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

LAND in Davidson , Tennessee, being Unit 1927A of 1927 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson , Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1927 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20260211-0010739, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1927 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20260211-0010739, Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being part of the same property conveyed to Earline Jenkins, an unmarried woman, by Warranty Deed from Brooke A. Oglesby, an unmarried woman, dated December 5, 2025, and recorded on December 8, 2025, of record in Instrument No. 20251208-0097168, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 1927A Delta Ave, Nashville, TN 37208.

Witness my hand this 8th day of June, 2026.

Earline Jenkins

STATE OF MISSOURI }
COUNTY OF St. Louis }

On this 8th day of June, 2026, before me personally appeared Earline Jenkins to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand, at office, this 8th day of June, 2026.

Commission expires: 7.21.2029

Notary Public

DAVID FRANKLIN SPRIGGS II
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 20063519
My Commission Expires Jul 21, 2029

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/8/26 (date of document).

Affiant Signature

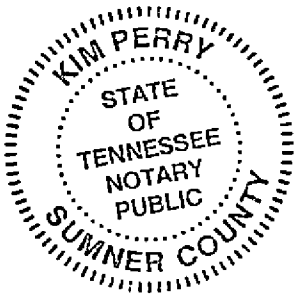
6/8/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 8th day of June, 20 26.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29