**BOX 10-A**

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Richard & Katherine Gatward<br>1311 7th Avenue North<br>Nashville, TN 37208 | SAME | 082 09 0 013.00 |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **CURB APPEAL DEVELOPMENT LLC, SERIES 1,** does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **KATHERINE GATWARD AND RICHARD GATWARD, WIFE AND HUSBAND,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Curb Appeal Development, LLC, Series 1, by Quitclaim Deed from Katherine Gatward and Richard Gatward, husband and wife, of record in Instrument No. 20200817-0091860, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is improved property known as: 1311 7th Avenue North, Nashville, TN 37208

Karen Johnson Davidson County
Batch # 1433279 DEEDQC
06/15/2026 09:20:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260615-0053827

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of June, 2026.

Curb Appeal Development, LLC, Series 1,
a Tennessee Limited Liability Company

BY: _____
Richard Gatward, Manager

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Richard Gatward, 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 Manager for Curb Appeal Development, LLC, Series 1, the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and seal on this 10th day of June, 2026.

HOLDEN L. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 03 2029

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 10th day of June, 2026.

HOLDEN L. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 03 2029

_____
Notary Public