Karen Johnson
Batch # 1435180
06/17/2026 12:01:27 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260617-0055009

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File No. 40277

No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 11th day of June, 2026.

Notary Public: _____
My Commission Expires: _____

Address of New Owner:	**Send Tax Bills To:**	**MAP/PARCEL:**
TAM Real Estate LLC 408 Russell St Nashville, TN 37206	Same as New Owner	093-03-0-086.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **5th and Fatherland LLC, a Tennessee limited liability company,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **TAM Real Estate LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTEE**") its Heirs and Assigns, in and to the following described tract of land:

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lot No. 1 and 2 in the Lindsley and Winston's Addition to Edgefield, as of record in Book 21, page 11, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the southeast corner of Fatherland and Fifth Streets in the City of Nashville, Tennessee; thence along the southern margin of Fatherland Street 71 feet to a point; thence southerly and parallel with the east margin of Fifth Street, 125 feet to a point; thence westerly and parallel with the southerly margin of Fatherland Street 71 feet, more or less, to a point on the easterly margin of Fifth Street; thence northerly with the easterly margin of Fifth Street to the beginning, that being the intersection of the south margin of Fatherland Street with the margin of Fifth Street. The property herein conveyed fronts 71 feet on the southerly side of Fatherland Street and runs back southerly between parallel lines 125 feet.

Less and except: Portion of property conveyed in Deed Book 3936, page 612, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 5th and Fatherland LLC, a Tennessee limited liability company, by Warranty Deed from Jimmy Heflin, Richard Worsham and Rosalie Morris, Trustees of The Gospel Assembly Church, dated July 27, 2018, of record in Instrument No. 20180802-0075692, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Deddrick Perry by Quitclaim Deed from 5th and Fatherland LLC, a Tennessee limited liability company, dated April 27, 2021, of record in Instrument No. 20210729-0102345, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to 5th and Fatherland LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Derrick Perry, dated June 14, 2023, of record in Instrument No. 20230615-0045823, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Deddrick Perry, Jr. single man as his property, by Quitclaim Deed from 5th and Fatherland, LLC, a Tennessee Limited Liability Company, dated February 28, 2024, of record in Instrument No. 20240606-0042608, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to 5th and Fatherland LLC, a Tennessee Limited Liability

Company, by Quitclaim Deed from Deddrick Perry, dated August 26, 2025, of record in Instrument No. 20250902-0069908, Register's Office for Davidson County, Tennessee.

This is improved property located at 500 Fatherland Street., Nashville TN 37206.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 11th day of June, 2026.

5th and Fatherland LLC, Tennessee limited liability company

BY: Edward Clay
ITS: CEO

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a notary public in and for said county, personally appeared Edward Clay, 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 CEO of 5th and Fatherland LLC, the within named bargainor, a Tennessee limited liability company, and that he as such CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as CEO.

Witness my hand and official seal at _____, Tennessee, this 11th day of June, 2026.

ANNETTE SIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: