Karen Johnson Davidson County
Batch# 1435708 DEEDQC
06/18/2026 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260618-0055277

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Brass Tacks Construction, LLC Wild West Realty Group, LLC 8221 Highway 70 South Nashville, TN 37221	New Owner	082-03-0-023.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Opulent Acquisitions and Development, LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto the **Brass Tacks Construction, LLC, a Tennessee Limited Liability Company and Wild West Realty Group, LLC, a Tennessee Limited Liability Company** his heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Joseph Street, about 367.6 feet southerly from the southerly margin of Childress Avenue, being the northwest corner of a lot of land conveyed by S. B. Howlett and wife, to A. B. Armstrong, of record in Book 363, Page 180, R.O.D.C.TN; thence with the north line of said lot of land westerly 150 feet, more or less, to the east line of a lot of land conveyed by A. C. Webb and wife, to J. D. Palmer and wife, by deed of record in Book 317, page 121, R.O.D.C., TN; thence with said line southerly 50 feet; thence parallel with the first line, easterly 150 feet, more or less, to the east line of said lot conveyed by said Howlett and wife, to said Armstrong, supposed to be west margin of Joseph Street; thence northerly 50 feet to the beginning.

Being the same property conveyed to Opulent Acquisitions and Development LLC and Brass Tacks Construction, LLC by Warranty Deed from Juanita Copley, Executrix for the Estate of Dakota Copley, dated November 15, 2024 and recorded November 25, 2024 in Instrument No. 20241125-0092082, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Opulent Acquisitions and Development, LLC, a Tennessee Limited Liability Company and Brass Tacks Construction, LLC and Wild West Realty Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Opulent Acquisitions and Development, LLC, a Tennessee Limited Liability Company and Brass Tacks Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250429-0032904 Register's Office for Davidson County, Tennessee, dated April 25, 2025 and recorded on April 29, 2025.

Being also known as 1002 Joseph Ave., Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

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

Affiant

My commission expires:
(Affix Seal)

Notary Public

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of June 2026.

Opulent Acquisitions and Development, a Tennessee Limited Liability Company

By: _____
Austin Eckert, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Austin Eckert, the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Opulent Acquisitions and Development, a Tennessee Limited Liability Company , and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal the 10th day of June 2026.

_____
Notary Public

My Commission Expires: 11-8-28

KRISTIAN BOOTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10. 2026

Affiant Signature

17th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028