QUITCLAIM DEED

Karen Johnson
Batch # 1436500
06/22/2026 11:34:37 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260622-0055913

LB-AFCU-26-4301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET K. EVANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
WD Development, LLC	**Same as New Owner**	
(NAME)	(NAME)	**091-16-0-248.00**
73 White Bridge Pike, Suite 103 PMB 176		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY SPAIN LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 202 of Block 10 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy Spain LLC by Quitclaim Deed from WD Development, LLC, a Tennessee limited liability company of record in Instrument No. 20260408-0028481 Register's Office for Davidson County, Tennessee, dated April 08, 2026 and recorded on April 08, 2026.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4301 Nevada Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 17th day of June, 2026.

NS Holdings 615, LLC

By: Wesley Keegan
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY KEEGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of NS HOLDINGS 615, LLC, the SOLE MEMBER of WD DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER of NS HOLDINGS 615, LLC, the SOLE MEMBER of WD DEVELOPMENT, LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of June, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212