Karen Johnson Davidson County
Batch# 1436557 DEEDQC
06/22/2026 12:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260622-0056022

This Instrument Prepared By:
Andrew J. Ferguson
Keating Muething & Klekamp PLL
One E. 4th Street, Suite 1400
Cincinnati, Ohio 45202

New Property Owner Name and Address:
1504 Properties, LLC
19 Bancroft Place
Nashville, Tennessee 37215

Return To:
Keating Muething & Klekamp PLL
Attn: Jayden Hopkins
One E. 4th Street, Suite 1400
Cincinnati, Ohio 45202

Mail Tax Bills To:
1504 Properties, LLC
19 Bancroft Place
Nashville, Tennessee 37215

TENNESSEE QUIT CLAIM DEED

CLARA BELDEN AND WESLEY BELDEN, wife and husband, whose address is 19 Bancroft Place, Nashville, Tennessee 37215 (the "Grantor"), hereby quit claims to **1504 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** whose tax mailing address is 19 Bancroft Place, Nashville, Tennessee 37215 (the "Grantee"), all of Grantor's right, title, and interest in and to, that certain real property, located in the County of Davidson, State of Tennessee, as is more particularly described as follows (hereinafter referred to as the "Property"):

Legal Description:	See **Exhibit A** attached hereto and made a part hereof
Property Address:	1504 Sweetbriar Ave, Nashville, Tennessee 37212
Map & Parcel:	117-04-0-032.00
Prior Inst. Ref.:	Inst. No. 20170622-0062856, Register's Office, Davidson County

CJB

Grantor has executed this Quit Claim Deed and to be effective November 1, 2025.

Clara Belden

CLARA BELDEN, Grantor

WESLEY BELDEN, Grantor

STATE OF OHIO)
: SS:
COUNTY OF HAMILTON)

On this 8 day of June, 2026, before me personally appeared **CLARA BELDEN AND WESLEY BELDEN**, wife and husband, as the Grantor, to me known to be the people described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

NOTARY PUBLIC STATE OF OHIO

JOSEPH C. ALTER
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

Notary Public
My commission expires: No expiry

[*Signature Page(s) to Quitclaim Deed*]

15665931.v1

OATH OF CONSIDERATION

STATE OF OHIO)
: SS:
COUNTY OF HAMILTON)

I hereby swear or affirm the actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

1504 Properties, LLC
a Tennessee limited liability company

By: Clara Belden
Name: **CLARA BELDEN**
Title: Manager

Subscribed and sworn to before me this 8th day of June, 2026, by **CLARA BELDEN**, Manager of 1504 Properties, LLC, a Tennessee limited liability company, on behalf of the company.

NOTARY PUBLIC STATE OF OHIO

JOSEPH C. ALTER
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

Notary Public
My commission expires: No expiry

[*Signature Page(s) to Quitclaim Deed*]

15665931.v1

Exhibit A

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Belmont Land Company's Plan of record in Plat Book 421, Page 34 of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 103 fronts 100.0 feet on the Northerly side of Sweetbriar Avenue and runs back between parallel lines 188.0 feet to an alley.

Being the same property conveyed to Clara Belden and Wesley Belden by Warranty Deed from Kim Sabatini and Shayna Sabatini of record in Instrument No. 20170622-0062856 Register's Office for Davidson County, Tennessee, dated June 20, 2017 and recorded June 22, 2017.

Tennessee Certification of Electronic Document

I, Kenneth P. Kreider 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 6, 2026 (date of document).

Affiant Signature

June 19, 2026
Date

State of Ohio

County of Hamilton

Sworn to and subscribed before me this 19 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: June 26, 2029

NOTARY'S SEAL

NOTARY PUBLIC STATE OF OHIO

JAYDEN LEIGH HOPKINS
Notary Public, State of Ohio
My Commission Expires
June 26, 2029