This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1437296 DEEDQC
06/23/2026 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260623-0056537

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 11 day of JUNE, 26.

Notary Public

My Commission expires 1/22/30

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
JAS Commercial Holdings, LLC
2306 Winford Ave
Nashville, TN 37211

SEND TAX BILLS TO:
JAS Commercial Holdings, LLC
2306 Winford Ave
Nashville, TN 37211

MAP AND PARCEL NUMBER: 11808001300

QUITCLAIM DEED
26NT00736

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

L&R PLUMBING, LLC, a Tennessee limited liability company

By these presents do remise, release and **QUITCLAIM** unto

JAS Commercial Holdings, LLC

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The real estate is described as follows:

BEGINNING at a capped iron rod set on the eastern right-of-way line of Eugenia Avenue, having a right-of-way width of 50 feet, said point also being the southwest corner of Lot 58 as recorded in the Plan of Grandview Heights of record in Plat Book 161, Pages 14 & 15 in the Register's Office for Davidson County, Tennessee, the same point being the northwest corner of the property being herein described; thence, leaving said point North 69 degrees 09 minutes 05 seconds East, 150.00 feet to a capped iron rod set on the west right-of-way line of public Alley No. 1837, having a right-of-way width of 15 feet; thence, leaving said point, with and along the west right-of-way line of Alley No. 1837, South 21 degrees 11 minutes 12 seconds East, 100.00 feet to a capped iron found; thence, leaving said point and

west right-of-way line of Alley No. 1837, South 69 degrees 09 minutes 05 seconds West, 150.00 feet to a capped iron rod found on the east right-of-way line of the aforementioned Eugenia Avenue; thence, leaving said point, with and along the east right-of-way line of Eugenia Avenue, North 21 degrees 11 minutes 12 seconds West, 100.00 feet to the POINT OF BEGINNING. Said combined lots herein described contain 15,000.00 square feet or 0.344+/- Acres. Also, as shown as Lot Nos. 57 and 58 on the Plan of Grandview Heights of record in Plat Book 161, Pages 14 & 15 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L&R PLUMBING, LLC, a Tennessee limited liability company from L&R PLUMBING, LLC, a Tennessee limited liability company, by Quitclaim Deed dated 10/25/2017 and recorded 10/26/2017 in instrument No. 20171026-0109899, Register's Office of said County.

Being the same property conveyed to L & R Plumbing, LLC, a Tennessee limited liability company from E & W Properties, Inc., a Tennessee corporation, by Warranty Deed dated 11/17/2014 and recorded 11/18/2014 in Instrument No. 20141118-0106071, Register's Office of said County.

Being the same property conveyed to L & R plumbing, LLC, a Tennessee limited liability company from Lee Seelig, individually sand on behalf of Seelig Properties, LLC, by Quitclaim Deed dated 03/24/2017 and recorded 03/24/2017 in Instrument No. 20170324-0028794, Register's Office of said County.

Being the same property conveyed to Seelig Properties, LLC from Wendell Lee Seelig and James E. Richie, by Quitclaim Deed dated 12/04/2008 and recorded 12/30/2008 in Instrument No. 20081230-0123195, Register's Office of said County.

Being the same property conveyed to Wendell L. Seelig and James E. Richie from Corrado Savarino, married and Connie Savarino, unmarried, by Warranty Deed dated 07/06/2007 and recorded 07/11/2007 in Instrument No. 20070711-0082794, Register's Office of said County.

This is an improved property commonly known as: 2310 Eugenia Avenue, Nashville, TN 37211-2113

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19 day of May, 2026.

Jorge Lopez, President JAS Commercial Holdings, LLC

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jorge Lopez, President**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **JAS Commercial Holdings, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19 day of May, 2026.

Notary Public

My Commission expires: 1/22/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Justin Foster 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 6/11/26 (date of document).

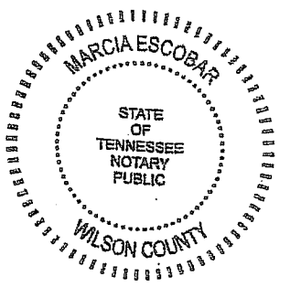
Affiant Signature

6/11/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of June, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027