Karen Johnson Davidson County
Batch# 1438142 DEEDQC
06/25/2026 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057399

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1776 Ventures GP **101 Summit Lane** **Hendersonville, TN 37075**	**104-08-0-280.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JUSTIN WEBB, married** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **1776 VENTURES GP, a Tennessee general partnership** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson Count, Tennessee, being Lot(s) 4, as shown on the map entitled O.H. Shields Subdivision of Lot No. 55 and other Lots in O.B. Hayes' Rokeby Addition to Nashville, of record in Plat Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to JUSTIN WEBB, married, by deed from BILL J. HANCOCK, Trustee of the HANCOCK LEGACY TRUST DATED APRIL 14, 2017 of record in Instrument No. 20260211-0010630 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1603 17th Avenue South, Nashville, Davidson County, Tennessee 37212.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 23 day of June, 2026.

GRANTOR:

JUSTIN WEBB

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JUSTIN WEBB, married**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of June, 2026.

My Commission Expires
January 22, 2029

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

MAGDALENE HUMPHREVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 23 day of June, 2026.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 22, 2029

MAGDALENE HUMPHREVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, 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 23, 2026.

Affiant Signature

06.24.26
Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 24 day of June, 2026.

Notary's Signature

My Commission Expires: 06.20.28.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY