REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1438615 DEEDQC
06/26/2026 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260626-0058082

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 25 DAY OF June, 2026.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/16/2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
5302A Georgia Avenue, LLC
417A American Road
Nashville, TN 37209

NEW OWNER:
5302A Georgia Avenue, LLC
417A American Road
Nashville, TN 37209

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this 25 day of June, 2026 ("EFFECTIVE DATE") between WILLIAM T. CLAYTON AND KENDALL N. CLAYTON F/K/A KENDALL N. WOLKENSTEIN, husband and wife (hereinafter referred to as "GRANTOR") and 5302A GEORGIA AVENUE, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lot No. 1205 of Block 189 on the Map showing extension of Plan 1, West Nashville, of record in Book 57, Pages 172 and 173, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to William T. Clayton and Kendall N. Wolkenstein, husband and wife by Warranty Deed from Progressive Development, LLC dated May 25, 2021 and filed May 26, 2021 in Instrument No. 20210526-0071371, Register's Office for Davidson County, Tennessee.

Kendall N. Wolkenstein and Kendall N. Clayton are one in the same.

TAX PARCEL # 091 11 0 487.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 5302-A Georgia Avenue, Nashville, TN 37209.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the 25 day of June, 2026.

WILLIAM T. CLAYTON

KENDALL N. CLAYTON F/K/A
KENDALL N. WOLKENSTEIN

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared WILLIAM T. CLAYTON AND KENDALL N. CLAYTON F/K/A KENDALL N. WOLKENSTEIN, husband and wife, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 25 day of June, 2026.

SEAL

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

June 25, 2026.

Date

Mandy Mayhew

Affiant Signature

June 25, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of

June, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030