THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1447261 DEEDQC
07/15/2026 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260715-0063880

QUITCLAIM DEED

The purpose of this quitclaim deed is to transfer the common elements from the homeowner's association to the owner of the lots after the HPR termination recorded in _____.

Address of New Owner(s):	**Send Tax Bills to:**	**Map/Parcel:**
East Nashville Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	New Owner	072134A90000CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **972 Strouse Avenue Residences Homeowners' Association, Inc., A Tennessee nonprofit corporation**, by these presents does hereby quitclaim and convey unto **East Nashville Owner, LLC, a Delaware Limited Liability Company**, its heirs, successors and assigns, all right, title and interest in and to a certain tract or parcel of land described in **Exhibit A** attached hereto and made a part hereof.

See Attached Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 13th day of July, 2026.

_____
Affiant

My commission expires: 1.24.29

_____
(Affix Seal)
Notary Public

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17 day of July, 2026.

972 Strouse Avenue Residences Homeowners' Association, Inc.,
A Tennessee nonprofit corporation

By: _____

Name: Jatin A. Shah

Title: Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jatin A. Shah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Signer of East Nashville Owner, LLC, a Tennessee limited liability company, and that he acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2026.

_____
Notary Public

My Commission Expires: 1.24.28

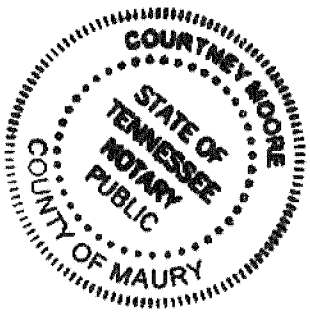


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being lot no. 196 on the Plan of Treveca Subdivision of Renraw of Record in Book 321, Pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said lot no. 196 Front 50 feet 2 inches on the southerly margin of Strouse Avenue and extends back 203.5 feet on the easterly line and 207.7 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Torque Development Group, LLC, by Warranty Deed from Skyline Properties, LLC, of record in Instrument No. 20171109-0115291, Register's Office for Davidson County, Tennessee.

972A Strouse:

Being the same property conveyed to Syed-Shawn Azam, a married Person by Warranty Deed from Torque Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190429-0039340 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 29, 2019.

Being the same property conveyed to Kristin Leanna Azam by Quitclaim Deed from Syed-Shawn Azam of record in Instrument No. 20211116-0152246 Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 16, 2021.

Being the same property conveyed to Kristin Goodrich F/K/A Kristin Leanna Azam, a single woman and Kathleen Goodrich, a married woman, as joint tenants by Quitclaim Deed from Kristin Goodrich F/K/A Kristin Leanna Azam, a single woman of record in Instrument No. 20221013-0112369 Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 13, 2022.

Being the same property conveyed to East Nashville Owner, LLC, a Delaware limited liability company by Warranty Deed from Kristin Goodrich, a single woman, of record in Instrument No. 20260603-0049927 Register's Office for Davidson County, Tennessee, dated May 19, 2026 and recorded on June 3, 2026.

972B Strouse:

Being the same property conveyed to Shamane Rochelle Kennaman by Warranty Deed from PNR Properties, LLC, A Tennessee limited liability company of record in Instrument No. 20190809-0079658 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 09, 2019.

Being the same property conveyed to East Nashville Owner, LLC, a Delaware limited liability company, by Warranty Deed from Shamane Rochelle Kennaman, a Single Woman, of record in Instrument No. 20260603-0049933 Register's Office for Davidson County, Tennessee, dated May 27, 2026, and recorded on June 3, 2026.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 7-13-26

Affiant Signature

13th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028