Karen Johnson Davidson County
Batch# 1448820 DEEDQC
07/17/2026 11:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260717-0064897

QUITCLAIM DEED

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified In Clinton County
My Commission Expires 10/25/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-QCD-26-1227

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stonegate Acquisitions LLC, a Tennessee limited liability company	**Same as New Owner**	
(NAME) **1227 1st Ave. South,**	(NAME)	**10503030300**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **INHERITANCE HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, does hereby convey, assign and quitclaim unto **STONEGATE ACQUISITIONS LLC**, a Tennessee limited liability company, hereinafter called the Grantee, and its successors and assigns, **an undivided six percent (6%) interest (being twelve percent (12%) of Grantor's undivided fifty percent (50%) interest)** of Grantor's right, title and interest in and to in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: (1227 1st Ave. S, Nashville, TN 37210)

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Resubdivision of D.F. Wilkins Property of record in Plat Book 421, Page 148, in the Register's Office for a more complete description of the property.

Tract 2: (1/2 of the Abanadoned Alley #169)

Half of the portion of Alley #169 Right-of-Way and Easement abandoned and closed by Metro Council Ordinance BL2025-900 of and adjacent to Lot 32 on the Plan of Resubdivision of D.F. Wilkins Property of record in Plat Book 421, Page 148, R.O.D.C., TN.

Being a portion of Alley #169, of record in Ordinance No. BL2025-900 (attached herewith and marked Exhibit "A") Davidson County Clerk's Office, Tennessee.

All being the same property conveyed to Inheritence Holdings, LLC, a Tennessee limited liability company and Stonegate Acquisitions LLC, a Tennessee limited liability company by Deed as of record in Instrument No. 20250806-0062552, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1227 1st Ave. South, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 15 day of July, 2026.

Inheritance Holdings, LLC, a Tennessee limited liability company

BY: _____
DaVon Brooks
~~Authorized Agent~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DAVON BROOKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of INHERITANCE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 15 day of July, 2026 .

_____
Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz,** 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 7/15/2026 (date of document).

Affiant Signature

Date 7/15/2026

State of New York

County of Clinton

Sworn to and subscribed before me this 15 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027