Karen Johnson Davidson County
Batch# 1448978 DEEDQC
07/20/2026 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260720-0065073

Quit Claim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $_____0_____-.

Affiant

Subscribed and sworn to before me this the 7th day of July, 2026

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
2110B 14th Ave N. LLC 2110 B 14th Avenue North, Nashville, TN 37208	NEW OWNER	081-03-0-201

KNOW ALL MEN BY THESE PRESENTS that, **2110 14th Ave N. LLC, a Tennessee Limited Liability** Company for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **2110B 14th Ave N. LLC, a Tennessee Limited Liability Company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

To a Certain Tract or Parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, Being Unit B on 2110 14th Avenue North Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20250821-0067186.

Being part of the same property conveyed to 2110 14th Ave. N., LLC., a Tennessee limited liability company by Warranty Deed from Jim Adams IV, an unmarried man of record as Instrument No. 20241105-0085981 in the Register's Office for Davidson County, Tennessee, dated October 11, 2024 and recorded on November 5, 2024.

This is improved property having a physical address of: 2110 B 14th Avenue North, Nashville, TN 37208.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed on the 7th day of July, 2026

By:_____
Alejandro Dominguez, Managing Member

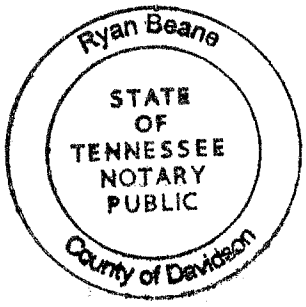
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Managing Member of 2110 14th Ave N. LLC , a Tennessee limited liability company, and that as such , being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Witness my hand and official seal at office at 7th day of July, 2026

_____
Notary Public

Commission Expires: 10/4/2027



Tennessee Certification of Electronic Document

I, Ryan Beane, 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 7/7/2026 (date of document).

Affiant Signature

7/16/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of July, 2026.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

