THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, Tennessee 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21 day of JAN, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1450368 DEEDQC
07/22/2026 09:09:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260722-0066233

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JMB Holdings, LLC 3201 Woodlawn Dr Nashville, TN 37215	New Owner	103043A00100CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Zachary Sharpe Bailey, a single man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **JMB Holdings, LLC, a Tennessee limited liability company** , their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 114 47th Avenue Townhomes of record in Instrument No. 20210205-0017156, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to JMB Holdings, LLC, a Tennessee limited liability company and Zachary Sharpe Bailey, joint tenants with right of survivorship, by Special Warranty Deed from Richland Building Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20220214-0016831, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of July, 2026.

Zachary Sharpe Bailey

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary Sharpe Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of July, 2026.

Notary Public

My Commission Expires:

