THIS INSTRUMENT PREPARED BY:

Brian D. Blind
Gentry, Tipton & McLemore, P.C.
900 S. Gay Street, Suite 2000
Knoxville, Tennessee 37902

Karen Johnson Davidson County
Batch# 1451164 DEEDQC
07/23/2026 10:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260723-0066876

QUITCLAIM DEED

FROM: **SHELBY HILLS ASSOCIATES, L.P.**, a Tennessee limited partnership

TO: **SHELBY HILLS PARTNERS, LLC**, a Tennessee limited liability company

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No:
Shelby Hills Partners, LLC	Shelby Hills Partners, LLC	82 16 277
35 Union Avenue, Suite 300	35 Union Avenue, Suite 300	82 16 278
Memphis, Tennessee 38103	Memphis, Tennessee 38103	83 13 21, 22, 23, 24
		93 4 112

STATE OF Tennessee)
COUNTY OF Shelby)

The actual consideration for this transfer is $0.00.

DORIS D. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM EXP JANUARY 3, 2028

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2026.

Notary Public

My Comm. Expires: 01.03.2028

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **SHELBY HILLS ASSOCIATES, L.P.**, a Tennessee limited partnership ("GRANTOR"), has bargained and sold, and by these

presents does transfer, convey and QUITCLAIM unto **SHELBY HILLS PARTNERS, LLC**, a Tennessee limited liability company ("GRANTEE"), its successors and assigns, all the estate, right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit (the "Property"):

SEE EXHIBIT A (LEGAL DESCRIPTION) ATTACHED HERETO

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the Property.

This is improved property commonly known as Shelby Hills Apartments and located at 209 S 10th St B, Nashville, Davidson County, Tennessee 37206.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 22 day of July, 2026.

[Signature on separate page]

GRANTOR:

SHELBY HILLS ASSOCIATES, L.P.,
a Tennessee limited partnership

By: Shelby Hills GP, LLC,
a Tennessee limited liability company,
its General Partner

By: _____
Frank F. Ghertner, Managing Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **FRANK F. GHERTNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **MANAGING MEMBER** of **SHELBY HILLS GP, LLC**, a Tennessee limited liability company, the General Partner of **SHELBY HILLS ASSOCIATES, L.P.**, a Tennessee limited partnership, the within bargainor, and that he as such **MANAGING MEMBER** of **SHELBY HILLS GP, LLC**, a Tennessee limited liability company, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as **MANAGING MEMBER** of its General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15 day of July, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 9-21-2026

LEANN PIERCE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A (LEGAL DESCRIPTION)

{subject to confirmation by title and final survey}

TRACT C, Part 1:

Description of Tract C, Part 1 of the Shelby Hills Associates, Ltd. Property recorded in Book 5713, Page 608 in Nashville, Davidson County, Tennessee:

Beginning at a point in the west line of South Tenth Street (60' R.O.W.), said point being the south end of a curve having a radius of 17.00 feet located 24.85 feet south of the tangent intersection of the west line of said South Tenth Street and the south line of Fatherland Street (50' R.O.W.); thence south 05 degrees 28 minutes 45 seconds west with the west line of said South Tenth Street, 188.38 feet to a found pk nail in the north line of Alley 261 (16' Wide Public Alley); thence south 65 degrees 10 minutes 21 seconds west with the north line of said Alley 261, 24.98 feet to a found rebar in the east line of the Darrell P. Downs property recorded at Instrument No. 20120305-0018757; thence north 25 degrees 33 minutes 16 seconds west with the east line of said property recorded at Instrument No. 20120305-0018757, 195.15 feet to a found rebar in the south line of the aforesaid Fatherland Street; thence in a northeasterly direction with the south line of said Fatherland Street the following calls: north 65 degrees 12 minutes 22 seconds east, 66.00 feet to a point; north 74 degrees 13 minutes 22 seconds east, 45.08 feet to a point of curvature; thence in a southeasterly direction along a curve to the right having a radius of 17.00 feet, delta angle of 111 degrees 15 minutes 23 seconds, chord = south 50 degrees 08 minutes 56 seconds east - 28.06 feet, an arc length of 33.01 feet to the Point of Beginning and containing 15,684 square feet or 0.360 acres of land.

TRACT C, Part 2:

Description of Tract C, Part 2 of the Shelby Hills Associates, Ltd. Property recorded in Book 5713, Page 608 in Nashville, Davidson County, Tennessee:

Beginning at the intersection of the west line of South Tenth Street (60' R.O.W.) and the north line of Boscobel Street (50' R.O.W.) (found pk nail located 0.97 feet north of and 0.68 feet west of corner); thence south 64 degrees 53 minutes 04 seconds west with the north line of said Boscobel Street, 135.29 feet to a found rebar in the east line of the Mary E. Martinez property recorded at Instrument No. 20170105-0001190; thence north 25 degrees 28 minutes 48 seconds west with the east line of said property recorded at Instrument No. 20170105-0001190, 185.40 feet to a point in the south line of Alley 261 (16' Wide Public Alley); thence north 65 degrees 10 minutes 21 seconds east with the south line of said Alley 261, passing a found pk nail at 244.69 feet and on for a total distance of 245.36 feet to point in the west line of the aforesaid South Tenth Street; thence south 05 degrees 28 minutes 45 seconds west with the west line of said South Tenth Street, 213.94 feet to the Point of Beginning and containing 35,201 square feet or 0.808 acres of land.

TRACT B:

Description of Tract B of the Shelby Hills Associates, Ltd. property recorded in Book 5713, Page 608 in Nashville, Davidson County, Tennessee:

Beginning at a found rebar in the east line of South Tenth Street (59.5' R.O.W.), said point being located 145.00 feet north of the north line of Fatherland Street and being located in the north line of property owned by the Metro Government of Nashville; thence north 08 degrees 58 minutes 19 seconds east with the east

line of said South Tenth Street, 230.00 feet to a found pk nail in the south line of the Farrow Townhomes Homeowners' Association, Inc. property recorded at Instrument No. 2020821-0094831; thence south 80 degrees 58 minutes 35 seconds east with the south line of said property recorded at Instrument No. 2020821-0094831, 210.02 feet to a found pk nail in the west line of Alley 292 (16' Wide Public Alley); thence south 08 degrees 58 minutes 19 seconds west with the west line of said Alley 292, 230.00 feet to a point in the north line of the aforementioned Metro Government of Nashville property, thence north 80 degrees 58 minutes 35 seconds west with the north line of said Metro Government of Nashville property, 210.02 feet to the Point of Beginning and containing 48,305 square feet or 1.109 acres of land.

TRACT F:
Description of Tract F of the Shelby Hills Associates, Ltd. Property recorded in Book 5713, Page 608, being Lot 31, Shelby Hills Subdivision recorded in Plat Book 3600, Page 17 in Nashville, Davidson County, Tennessee:

Beginning at a found rebar in the east line of South Ninth Street (50' R.O.W.), said point being the west end of a curve having a radius of 50.00 feet located 170.78 feet north of the tangent intersection of the east line of said South Ninth Street and the west line of South Tenth Street (50' R.O.W.); thence in a northerly direction with the east line of said South Ninth Street the following calls: along a curve to the right having a radius of 475.00 feet, delta angle of 02 degrees 09 minutes 12 seconds, chord = north 25 degrees 39 minutes 36 seconds west - 17.85 feet, an arc length of 17.85 feet to a point of tangency; north 24 degrees 35 minutes west, 222.25 feet to a point in the south line of Lot 30, Shelby Hills Subdivision recorded in Plat Book 3600, Page 17; thence north 65 degrees 25 minutes 00 seconds east with the south line of said Lot 30, 58.00 feet to a point, said point being the westernmost corner of Lot 28 of said subdivision recorded in Plat Book 3600, Page 17; thence in an easterly direction with the south line of said Lot 28 the following calls: south 55 degrees 09 minutes 00 seconds east, 53.38 feet to a found pk nail; south 84 degrees 06 minutes 00 seconds east, 117.50 feet to a point in the west line of the aforesaid South Tenth Street; thence south 05 degrees 54 minutes 00 seconds west with the west line of said South Tenth Street, 183.36 feet to a point of curvature; thence in a westerly direction along a curve to the right having a radius of 50.00 feet, delta angle of 147 degrees 21 minutes 48 seconds, chord = south 79 degrees 34 minutes 54 seconds west - 95.97 feet, an arc length of 128.60 feet to the Point of Beginning and containing 34,927 square feet or 0.802 acres of land.

BEING the same property conveyed to Shelby Hills Associates, Ltd. By Warranty Deed of record in the Davidson County Register of Deeds Office in Book 5713, page 608.

Certificate of Authenticity

I, Teresa Villarreal, 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 **July 22, 2026**.

Date

Teresa Villarreal

Affiant Signature

7/22/2026

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this **22st** day of **July**, 20**26**.

Pamela Cox

Notary's Signature

PAMELA COX
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-21-2027

My Commission Expires: 8-21-27

Date

Notary's Seal (if on paper)