Karen Johnson Davidson County
Batch# 1452482 DEEDQC
07/29/2026 12:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260729-0069769

QUITCLAIM DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-566

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ventura Way LLC	Same as owner	071 05 0I 054.00
(NAME) 2095 Exeter Road, Ste 80, PMB 326	(NAME)	
(ADDRESS) Germantown, TN 38138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy Smith** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Ventura Way LLC**, a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all his right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 102 Ventura Way, Nashville, TN 37207.

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

GRANTOR:

Timothy Smith

STATE OF TENNESSEE)

COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Timothy Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of July, 2026.

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/6/2029

Notary Public

My Commission Expires: 6/6/29

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 54, together with the appurtenant interests in the common elements of HORIZON NASHVILLE, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for HORIZON NASHVILLE, a Planned Unit Development, of record as Instrument No. 20240215-0010634, as amended in Instrument No. 20240530-0040235, in the Register's Office for Davidson County, Tennessee, said Units being depicted on Exhibit "B" to the aforementioned Declaration, as amended, to which Declaration and Amendment reference is hereby made for a more particular description of said Units.

Being a part of the same property conveyed to Horizon Development Partners 2 GP, a Tennessee general partnership, by Quitclaim Deed from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20251103-0087147, in the Register's Office of Davidson County, Tennessee, dated October 30, 2025, and recorded on November 03, 2025.

Being the same property conveyed to Timothy Smith, a married man from Horizon Development Partners 2 GP, a Tennessee general partnership, by Special Warranty Deed dated July 22, 2026, of record in Instrument No. **20260724-0067677**, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Affiant Signature

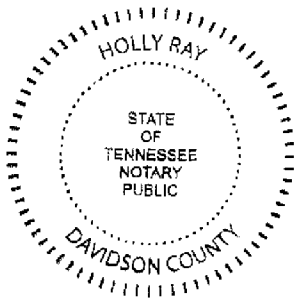
July 29, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of July, 2026.



Notary's Signature

My Commission Expires: 03/09/27