QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1453230 DEEDQC
08/03/2026 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260803-0071169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew S. Gore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
One Bentley Properties, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
2196 East Country Road 1000		**071-07-0Q-042.00.CO**
(ADDRESS)	(ADDRESS)	
Carthage, IL 62321		
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ERIC JOHNSON AND BRANDI JOHNSON, HUSBAND AND WIFE, AND KENDRA JOHNSON, AN UNMARRIED PERSON,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ONE BENTLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 42, ON THE PLAN OF THE EASON TOWNHOMES, ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE EASON TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20210805-0105494, AS AMENDED IN INSTRUMENT NO. 20220614-0067968, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ERIC JOHNSON AND BRANDI JOHNSON, HUSBAND AND WIFE, AND KENDRA JOHNSON, AN UNMARRIED PERSON, BY WARRANTY DEED FROM 102 DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20231026-0083884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 24, 2023, AND RECORDED ON OCTOBER 26, 2023.

This is improved property commonly known as 102 Duke Street, Unit 42, Nashville, TN 37207 (For Informational Purposes Only).

[SIGNATURE PAGE OF QUITCLAIM DEED.]

Witness our hands this the 22 day of July, 2026.

Eric A. Johnson
ERIC JOHNSON

Brandi Johnson
BRANDI JOHNSON

Official Seal
RYAN DAVID BIERY
Notary Public, State of Illinois
Commission No. 994911
My Commission Expires August 7, 2028

STATE OF Illinois
COUNTY OF Hancock

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, **Eric Johnson and Brandi Johnson**, the within named bargainor, to me known (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, at office, this 22d day of July, 2026.

Ryan David Biery
Notary Signature
My commission expires: 8-7-2028

Witness my hand this the 31st day of July, 2026.

Kendra Johnson
KENDRA JOHNSON

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF Tennessee
COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, **Kendra Johnson**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2026.

Notary Signature
My commission expires: May 8. 2028

Certificate of Authenticity

I, Andrew Suzave, 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 31, 2026.

Date

Affiant Signature

July 31, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2026.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)