Karen Johnson Davidson County
Batch# 1456599 DEEDQC
08/07/2026 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260807-0073069

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map-Parcel ID Number:
ERJ Strategic Realty Partners, LLC 4514 Cleeces Ferry Road Nashville, TN 37218	ERJ Strategic Realty Partners, LLC 4514 Cleeces Ferry Road Nashville, TN 37218	078 00 0 008.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ELLEN RUSSELL JACOBSON (the "Grantor"), hereby quitclaims and conveys to ERJ STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company, its successors and assigns, all of her right, title and interest in and to those certain real properties in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 6th day of August, 2026.

ELLEN RUSSELL JACOBSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, ELLEN RUSSELL JACOBSON, with whom I am personally acquainted (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, as of this 6 day of August, 2026.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 6 day of August, 2026.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

EXHIBIT A

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of Barge, Waggoner, Sumner and Cannon, Engineers-Planners, dated March 9, 1978, as follows:

Beginning at a point in the center of Clees Ferry Road (also known as Cleeces Ferry Road), said point being the southeast corner of the property conveyed to William Keel, Jr. and wife, Lyla Mae Keel, of record in Book 2692, page 571, Register's Office for said County; thence, with the approximate centerline of said road, south 02 degrees 59 minutes west 574.0 feet to a point; thence, south 02 degrees 29 minutes west 306.2 feet to a point; thence, south 10 degrees 08 minutes west 300.3 feet to a point; thence, south 01 degrees 18 minutes west 249.6 feet to a point; thence, south 04 degrees 48 minutes east 507.9 feet to a point, the southeasterly corner of this tract; thence, leaving the approximate centerline of said road with a fence line north 81 degrees 00 minutes west 1370.4 feet to the center of a branch; thence with the meanders of said branch in a southerly and then westerly direction 1320 feet, more or less, to the low water line of the Cumberland River; thence, downstream with said low water line 1850 feet, more or less, to the southwest corner of the property conveyed to Robert S. O'Conner and wife, Mary Ann O'Conner, of record in Book 3877, page 957, Register's Office for said county, thence, with a fence line and with O'Conner's south line South 87 degrees 20 minutes east 2442.0 feet to the west line of said Keel's property; thence, with a fence line and with said Keel's west line south 01 degree 44 minutes west 206.0 feet to Keel's southwest corner; thence, with Keel's south line and with a fence south 86 degrees 46 minutes east 277.0 feet to the point of beginning.

Included in the above described tract of land, but specifically excluded therefrom is that portion of the property contained within the bounds of Cleeces Ferry Road and that portion of the property conveyed by deed of record in Book 2153, page 591, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by George B. West by Warranty Deed of record to Ellen Russell Jacobson of record in Instrument No. 20121231-0120666, Register's Office for Davidson County, Tennessee.

This is property known as: 0 Cleeces Ferry Road, Nashville, TN 37218.

35821306.6

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 08-06-2026 (date of document).

Lucretia Albert
Affiant Signature

08/06/2026
Date

State of Tennessee

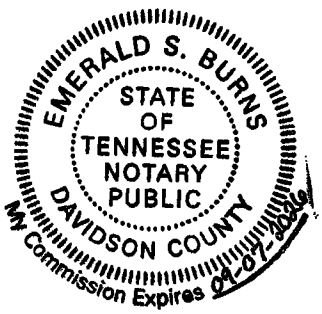
County of Davidson

Sworn to and subscribed before me this 06 day of August, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



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