QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ TRAVIS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: January 22, 2027

(AFFIX SEAL)

ANTHONY SERRANO
Notary ID #131866836
My Commission Expires
January 22, 2027

MM QCD 26 508

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SR Nashville Property, LLC, a Texas limited liability company	**Same as New Owner**	
(NAME) **P O Box 50273,**	(NAME)	08313025800
(ADDRESS) **Austin, TX 78763**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEWART RAMSER,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SR NASHVILLE PROPERTY, LLC, A TEXAS LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 in Payne. Blakemore and Cummings Addition to Nashville of record in Plat Book 57, page 70, Register's Office for Davidson Counnty, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stewart Ramser by Warranty deed from Coldwell Mill II, LLC, executed December 10, 2014 and recorded in Instrument Number 20141216-0114786, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **508 13th Street, Nashville, Tennessee 37206**.

Karen Johnson
Batch # 1456803
08/10/2026 12:48:22 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260810-0073475

Witness my/our hand(s) this the 29 day of July, 2026

Stewart Ramser

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEWART RAMSER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of July, 2026.

Notary Public
My Commission Expires: 01/22/2027
(SEAL)

ANTHONY SERRANO NOTARY PUBLIC STATE OF TEXAS NOTARY ID 131866836 MY COMM. EXP. 01-22-2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212