Karen Johnson Davidson County
Batch# 1459348 DEEDQC
08/13/2026 12:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260813-0075441

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Hallowed Ventures, LLC 100 Powell Place, Suite 1470 Nashville, TN 37204	New Owner	081040H00100CO 081040H00200CO 081040H90000CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **DYLAN WILLIAMS and HIDDEN TRAIL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **HALLOWED VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Being known and designated as all of Unit Nos. A & B, as established by Declaration of Covenants, Conditions, and Restrictions for NINETEEN-TWO THIRD AVENUE NORTH, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220907-0100415, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of NINETEEN-TWO THIRD AVENUE NORTH, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220907-0100415, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said units.

Being the same property conveyed to JML Holdings, LLC and Hidden Trail Properties, LLC, by Warranty Deed from Robert L. Gant, of record in Instrument No. 20220705-0077091, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022 and recorded on July 05, 2022.

Being the same property conveyed to Dylan Williams, by Quitclaim Deed from JML Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20240506-0032926, in the Register's Office of Davidson County, Tennessee, dated April 30, 2024 and recorded on May 06, 2024.

Said property is conveyed subject to such limitations, restrictions and **encumbranc**es as may affect the premises.

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

This improved property known as 1902 A&B 3RD Avenue North, Nashville, TN 37208

Witness my hand this 10th day of August, 2021

HIDDEN TRAIL PROPERTIES, LLC

BY:

SEAN MCKINNIS, MEMBER

HIDDEN TRAIL PROPERTIES, LLC

BY:

ANTHONY MCKAY, MEMBER

DYLAN WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean McKinnis and Anthony McKay, whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the members of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal this 10th day of August, 2026.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dylan Williams whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2026.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2026.

Notary Public

Certificate of Authenticity

I, Jill Simmons, 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 8/11/26.

Date

Affiant **Signature**

8/11/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of August, 2026.

Notary's Signature

My Commission Expires: 10/4/27

Date

Notary's Seal (if on paper)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON