Karen Johnson Davidson County
Batch# 1459894 DEEDQC
08/17/2026 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076348

This instrument prepared by:

R. Todd Ervin, Esq.
145 Keyway Drive
Nashville, Tennessee 37205

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map And Parcel:
DBE Properties LLC 1607 56th Avenue North Nashville, TN 37209	New Owner	091-02-4Q-002.00-CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Robert Todd Ervin and Jodi Jefcoat Ervin, husband and wife, (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey unto DBE Properties LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), certain real property in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 5600 New York Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170920-0096553, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David S. Leavitt by Quitclaim Deed from William O. Leavitt of record in Instrument No. 20210317-0035145 Register's Office for Davidson's County, Tennessee, dated March 8, 2021 and recorded on March 17, 2021.

Being the same property conveyed by David S. Leavitt to Robert Todd Ervin and Jodi Jefcoat Ervin, husband and wife, by Warranty Deed of record in Instrument No. 20240322-0019951 Register's Office for Davidson's County, Tennessee, dated March 20, 2024 and recorded on March 22, 2024.

This is improved property known as 1607 56th Avenue North, Nashville, Tennessee 37209.

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

IN TESTIMONY WHEREOF, the Grantors have executed this deed on the 12 day of August, 2026.

Robert Todd Ervin

Jodi Jefcoat Ervin

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Robert Todd Ervin, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 12 day of August, 2026.

Notary Public

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jodi Jefcoat Ervin, the within named bargainor, 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 and seal this 12 day of August, 2026.

Notary Public

The actual consideration for this transfer of property is $0.

Affiants

Sworn to and subscribed before me this 12 day of August, 2026.

Notary Public

KIRSTEN SCHRINER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 12, 2026 (date of document).

Affiant Signature

08/12/2026

Date

State of Tennessee

County of Davidson

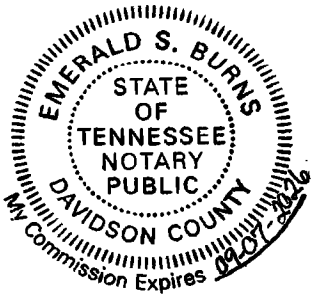
Sworn to and subscribed before me this 12 day of August, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202608170076348