Karen Johnson Davidson County
Batch# 1460549 DEEDQC
08/18/2026 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260818-0076901

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTB-MISC

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August 2026

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Padre Pio Properties, LLC 205 Logans Circle Franklin, TN 37067	Same as Address of New Owner	076 00 0 020.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **23rd Ave N Reverse, LLC, A Colorado Limited Liability Company,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Padre Pio Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 343 on the Plan of J.M., T.G. and G. W. Harding's Plan, of record in Book 21, Page 80, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to 23rd Ave N Reverse, LLC, A Colorado Limited Liability Company, by Warranty Deed from Shawn Rohan, a married man, dated March 12, 2026, recorded March 13, 2026 in Instrument No. 20260313-0020129, said Register's Office.

Being the same property conveyed to Shawn Rohan, a married man, from JRG Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated November 2, 2020, and recorded November 10, 2020, in Instrument Number 20201110-0132623, said Register's Office.

Being the same property conveyed to JRG Properties, LLC, a Tennessee limited liability company, from Verline Taylor, Executrix of the Estate of Helen V. Crawley, by Warranty Deed dated October 6, 2014, and recorded October 8, 2014, in Instrument Number 20141008-0093530, said Register's Office.

This is improved property known as: 1712 23rd Avenue North, Nashville, TN 37208.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS MY HAND, this 14th day of August, 2026

Grantor

23rd Ave N Reverse, LLC, A Colorado Limited Liability Company

By: Tsung Wen Chen, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Tsung Wen Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of 23rd Ave N Reverse, LLC, within named bargainor and that he as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Manager.

WITNESS my hand and seal, this 14th day of August, 2026



Notary Public

Tina a Baldwin

Printed Notary Name

My commission expires: 11-28-26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/14/26 (date of document).

Jennifer L. Pennell

8/14/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this AUGUST 14TH, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp,
October 20, 2026
COUNTY OF WILLIAMSON