Karen Johnson Davidson County
Batch# 1461887 DEEDQC
08/19/2026 10:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260819-0077096

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mulder, LLC and Cliffview, LLC P.O. Box 160945 Nashville, TN 37216	SAME	042-15-0-111.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 11th day of August, 2026, between **Bev, LLC,** a Tennessee limited liability company ("Grantor"), and **Mulder, LLC, a limited liability company (an undivided ½ interest) and Cliffview, LLC, a limited liability company (an undivided ½ interest)** (collectively "Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Being Lot No. 45 on the Map of Blair Heights, Section III, of record in Book 2133, page 104, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

BEING the same property conveyed to Bev, LLC, a Tennessee Limited Liability Company, by quitclaim deed from Jason Hoffman and Christina Teeple, of record at Instrument number 20240205-0008055 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **204 Beverly Dr., Madison, TN 37115.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Bev, LLC

BY: _____ (L.S.)
Jason Hoffman, Member

BY: _____(L.S.)
Christina Teeple, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jason Hoffman and Christina Teeple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, acknowledged themselves to be the members of Bev, LLC, the within named bargainor, a limited liability company, and that such officers executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Members.

Witness my hand and seal, at office in Davidson County, Tennessee, this 11 day of August, 2026.

_____
Notary Public
My Commission Expires: 3/5/30

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 11 day of August, 2026.

_____
Notary Public
My commission expires: 3/5/30

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 11, 2026

August 17, 2026

_____ DATE
R. HOUSTON AKIN
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 17 day of August, 2026.

Notary Public: _____

My Commission Expires: 11-18-2029