THIS INSTRUMENT PREPARED BY: **Morgan, Akins & Jackson, PLLC** **10 Burton Hills Blvd. Suite 210** **Nashville, TN 37215**	STATE OF TN) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 19 day of Aug, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1462388 DEEDQC
08/20/2026 12:27:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260820-0077669

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

QUITCLAIM DEED

No title search was performed, and no title opinion was given in connection with this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner: Investor Nation, LLC 1250 Martin St Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: 105 07 1A 106.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, GREEN FINANCIAL, LLC and COTTON ROW PARTNERS, LLC, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Investor Nation, LLC, a Tennessee limited liability company, its heirs and assigns, all of Grantor's right, title and interest in the real property in the County of Williamson, State of Tennessee, and more particularly described:

Land in Davidson County, Tennessee, being Unit No. 1250 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115- 0004408, as being amended in Instrument No. 20160211-0013466, Instrument No. 20170724- 0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966; Instrument No. 20180227-0018384 and Assignment of Rights in Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, in said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Green Financial, LLC and Cotton Row Partners, LLC, by Quitclaim Deed from Investor Nation, LLC, a Tennessee limited liability company, of record in Instrument No. 20230502-0032302, in the Register's Office of Davidson County, Tennessee, dated April 11, 2023 and recorded on May 02, 2023.

Being the same property conveyed to Investor Nation, LLC, a Tennessee limited liability company, by Warranty Deed from LLB, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220225-0021763, in the Register's Office of Davidson County, Tennessee, dated February 08, 2022 and recorded on February 25, 2022.

This is improved proparty commonly known as: 1250 Martin Street in Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2026.

GREEN FINANCIAL, LLC

By: Stephen Green
Its: Member

and

COTTON ROW PARTNERS, LLC

By: Ryan Hinricher
Its: Member

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Stephen Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged himself to be the Member of **GREEN FINANCIAL, LLC**, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12 day of August, 2026.

Notary Public

My Commission Expires: 09-03-2029

No title search was performed, and no title opinion was given in connection with this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

LEXINGTON MICHELLE GARRETT TENNESSEE NOTARY PUBLIC My Comm Exp. 09/03/2029 COUNTY OF DAVIDSON

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Ryan Hinrichs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged himself to be the Member of **COTTON ROW PARTNERS, LLC**, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Member.

Witness my hand and seal, at office in Winter Garden, ~~Tennessee~~ Florida, this the 17th day of August, 2026.

Notary Public

My Commission Expires: Aug 3, 2030

MARANN CURTIS
Notary Public - State of Florida
Commission # HH 798276
My Comm. Expires Aug 3, 2030
Bonded through National Notary Assn.

No title search was performed, and no title opinion was given in connection with this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.