Karen Johnson Davidson County
Batch# 1462398 DEEDQC
08/20/2026 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260820-0077684

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ollie's Folly LLC	Same as owner	082 05 0G 002.00
(NAME) 100 Taggart Avenue	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Morgan Downey FKA Morgan Mason, a married woman**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Ollie's Folly LLC, a Tennessee Limited Liability Company**, (the "**Grantee**"), its successors and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 1702A 5th Avenue North, Nashville, TN 37208.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 18 day of August, 2026.

GRANTOR:

Morgan Downey

Morgan Downey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Morgan Downey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of August, 2026.

Notary Public

My Commission Expires: 5-8-2029

EXHIBIT "A"

PROPERTY DESCRIPTION

A certain Condominium located in Davidson County, Tennessee, being Unit No. 2 of The Brownstones at 5 & G , A Horizontal Property Regime with Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Brownstones at 5 and G of record in Instrument Number 20110729-0058214, as amended in Instrument Number 20121106-0102552, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to James B. Creason and spouse, Jeremy Creason, by Quitclaim Deed from James B. Creason, married, of record in Instrument No. 20170727-0076230, in the Register's Office of Davidson County, Tennessee, dated July 20, 2017 and recorded on July 27, 2017.

Being the same property conveyed to Morgan Mason, an unmarried woman, by Warranty Deed from James B. Creason and spouse, Jeremy Creason, of record in Instrument No. 20220524-0059952, Register's Office, Davidson County, Tennessee, dated May 18, 2022 and recorded on May 24, 2022.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 18, 2026.

Affiant Signature

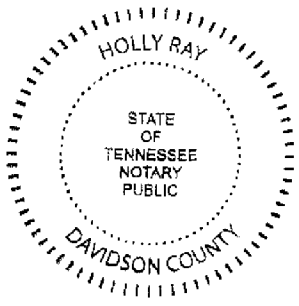
August 18, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of August, 2026.



Notary's Signature

My Commission Expires: 03/09/27