QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: 01/22/2029

(AFFIX SEAL)

MARGARET R MEA NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

Karen Johnson
Batch # 1465198
08/28/2026 03:28:25 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260828-0080067

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JTME LLC, a Tennessee limited liability company	**Same as New Owner**	
(NAME)	(NAME)	
1014 Lawrence Ave,		**105131F00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT HUDSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JTME LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Hudson Family Estates as shown in the Declaration of Covenants, Conditions and Restrictions for Hudson Family Estates, a Horizontal Property Regime with Private Elements of record in Instrument Number 20220323-0033656, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Robert Hudson by Warranty Deed from Charles R. Hudson, William Lee Hudson, and Wilma Settles executed on December 30, 2021 and recorded January 11, 2022 in Instrument Number 20220111-0003148, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument Number 20220324-0033764, said Register's Office.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1014 B Lawrence Avenue, Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 18 day of August, 2026

Robert Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HUDSON, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of August, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners PLLC
2012 21st Avenue S
Nashville, TN 37212