Karen Johnson Davidson County
Batch# 1465493 DEEDQC
09/01/2026 10:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260901-0080519

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 26 DAY OF Aug, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REGINA BLATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

JM-CC-26-108

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
108 Lewis St LLC, a Tennessee Limited Liability Company	**Same as New Owner**	
(NAME) **2412 Saint Thomas Trail,**	(NAME)	**093-16-0-123.00**
(ADDRESS) **Hephzibah, GA 30815**	(ADDRESS)	
(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, **QUALITY CLEAN CONSTRUCTION INC, A TENNESSEE FOR PROFIT CORPORATION,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **108 LEWIS ST 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 the front or East part of Lot No. 128 on the Plan of Maury and Claiborne's Addition to Nashville, of record in Plat Book 21, Pages 84 and 85, in the Register's Office for Davidson County.

Said part of said Lot fronts 35 feet on the Westerly side of Lewis Street and runs back between parallel lines 105 feet to a dead line.

Being the same property conveyed to Yellow Ball Development, GP by Warranty Deed from Intentional Properties TN, LLC of record in Instrument No. 20201029-0125968 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on October 29, 2020.

Being the same property conveyed to Quality Clean Construction Inc by Warranty Deed from Yellow Ball Development GP, a Tennessee General Partnership of record in Instrument No. 20260513-0042976 Register's Office for Davidson County, Tennessee, dated May 06, 2026 and recorded on May 13, 2026.

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: **108 Lewis St, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the ____ day of _____, 20____.

Quality Clean Construction Inc

BY:_____
Wayne Coleman
Vice President

BY:_____
Edward Monroe Simmons Jr
President

BY:_____
Edric Jabari Simmons
Chief of Operations Assistance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WAYNE COLEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of QUALITY CLEAN CONSTRUCTION INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT.

Witness my hand and official seal, this the 24th of August, 2026.

_____
Notary Public
My Commission Expires: 12/14/29
(SEAL)

TAMARA HUFFMAN
Notary Public - State of Georgia
Richmond County
My Commission Expires Dec 14, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EDWARD MONROE SIMMONS JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of QUALITY CLEAN CONSTRUCTION INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the ____ of _____, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EDRIC JABARI SIMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF OF OPERATIONS ASSISTANCE of QUALITY CLEAN CONSTRUCTION INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF OF OPERATIONS ASSISTANCE.

Witness my hand and official seal, this the ____ of _____, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 21 day of August, 2026.

Quality Clean Construction Inc

BY:_____
Wayne Coleman
Vice President

BY:_____
Edward Monroe Simmons Jr
President

BY:_____
Edric Jabari Simmons
Chief of Operations Assistance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WAYNE COLEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of QUALITY CLEAN CONSTRUCTION INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT.

Witness my hand and official seal, this the ____ of _____, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EDWARD MONROE SIMMONS JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of QUALITY CLEAN CONSTRUCTION INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 21st of August, 2026.

_____
Notary Public
My Commission Expires: 5/10/29
(SEAL)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EDRIC JABARI SIMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF OF OPERATIONS ASSISTANCE of QUALITY CLEAN CONSTRUCTION INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF OF OPERATIONS ASSISTANCE.

Witness my hand and official seal, this the 21 of August, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Sydney Gwinner, 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 8/24/26 (date of document).

Affiant Signature

Date 8/24/26

State of TN

County of Davidson

Sworn to and subscribed before me this 21 day of Aug, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY