THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 1 day of September, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1466829 DEEDQC
09/02/2026 10:45:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260902-0081034

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

QUITCLAIM DEED

Address New Owner: William and Dawn Ruff 241 Myrtle Ave Pawleys Island, SC 29585	Send Tax Bills To: New Owner	Tax Information: PO 092-09-0-346.00

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, **Alvita, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **William Ruff and Dawn Ruff, Husband and Wife,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee: Being Lot 51B as shown on the map entitled Zone Lot Division of Lot 51 of the Resubdivision of Lot 51 of Wilcox Subdivision of record in Plat Book 6200, Page 428, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alvita, LLC by Quitclaim deed from William F. Ruff of record in Instrument No. 2017-0719-0072841, Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 19, 2017.

Being improved property more commonly known as 3321 B Felicia St, Nashville, TN 37209

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 1st day of September 2026.

Alvita, LLC

BY: William Ruff
Its: Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared William Ruff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer (or other officer authorized to execute the instrument) of Alvita, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Chief Executive Officer.

Witness my hand and official seal at office, this 1st day of September 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030