RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

QUITCLAIM DEED TO RE-ESTABLISH ORIGINAL LOT LINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2026.

NOTARY PUBLIC
Notary Public
MY COMMISSION EXPIRES: My Commission Expires August 30, 2028
(AFFIX SEAL) STATE OF TENNESSEE

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson
Batch # 1467705
09/03/2026 10:18:59 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260903-0081677

THIS INSTRUMENT WAS PREPARED BY
HARDEMAN, MONTGOMERY & POTTER
4301 HILLSBORO PIKE, SUITE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
D&D Investments Holdings, LLC and ARM DEV, LLC	NEW OWNER	
(NAME)	(NAME)	071 05 0 179.00
1121 Beechcroft Road		
(ADDRESS)	(ADDRESS)	
Springhill, TN 37174		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **D&D INVESTMENT HOLDINGS, LLC AND ARM DEV, LLC**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **D&D INVESTMENT HOLDINGS, LLC AND ARM DEV, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 41, 42, AND 43 ON THE MAP OF BROOKLYN HEIGHTS E. C. SCRUGGS SUBDIVISION, OF RECORD IN PLAN BOOK 332, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOT NO. 41 FRONTS 45 FEET ON THE NORTHERLY MARGIN OF EDGEWOOD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

LOT NOS. 42 AND 43 FRONT 40 FEET EACH ON THE NORTHERLY MARGIN OF EDGEWOOD AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

LESS AND EXCEPT THAT CERTAIN REAL PROPERTY CONVEYED TO METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, BY DEED OF RECORD IN BOOK 9600, PAGE 448, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO **D&D INVESTMENT HOLDINGS, LLC AND ARM DEV, LLC**, BY WARRANTY DEED FROM **RENNA M. MCKNIGHT, SURVIVING SPOUSE OF ABE RICKY MCKNIGHT** OF RECORD IN INSTRUMENT NO. 20260903-0081674 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This deed is executed for the purpose of re-establishing the original lot lines and having distinct map and parcel numbers assigned to Lot Nos. 41, 42, and 43 ON THE MAP OF BROOKLYN HEIGHTS E. C. SCRUGGS SUBDIVISION, OF RECORD IN PLAN BOOK 332, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 1707 EDGEWOOD AVENUE, NASHVILLE, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 2 day of August, 2026.

D&D INVESTMENT HOLDINGS, LLC

BY: _____
DOWLING ARMSTRONG, MEMBER

BY: _____
DAVIS ARMSTRONG, MEMBER

ARM DEV, LLC

BY: _____
PATRICK MILLER, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dowling Armstrong and Davis Armstrong with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the members of D&D Investment Holdings, LLC, the within named bargainor, a limited liability company and that they as such members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as members.

Witness my hand and official seal this 2nd day of September, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

_____
Notary Public

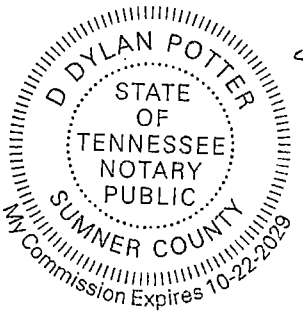
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Patrick Miller 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 member of ARM DEV, LLC, the within named bargainor, a limited liability company and that he as such member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as member.

Witness my hand and official seal this 2nd day of September, 2024.

Commission expires:



Notary Public