Karen Johnson Davidson County
Batch# 1472694 DEEDQC
09/15/2026 12:47:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260915-0085677

AFTER RECORDING RETURN TO:
AMF Investment Holdings TN LLC
1009A Glendale Lane
Nashville, TN 37204
File No. R-329584-PTN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 132 09 0F 001.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 14 day of September, 2026, by and between **AMF INVESTMENT HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY and MARIZ CAMILLE MALLARI, single,** residing at 1009A Glendale Lane, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **AMF Investment Holdings TN LLC and MCMM Investments TN, LLC,** located at 1009A Glendale Lane, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1009A Glendale Lane, Nashville, TN 37204

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

AMF INVESTMENT HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____
Name: **Austin Forbrick**
Title: **Sole Member**

STATE OF Illinois
COUNTY OF Cook

Before me, GretchenRuthVanHouten, a Notary Public, of the State and County mentioned, personally appeared **Austin Forbrick** 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 **Sole Member** of **AMF INVESTMENT HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, the within named Grantor and that such **Sole Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Cook County, IL, this 14 day of September, 2026.

GretchenRuthVanHouten
Notary Public

My Commission expires: Dec 14 2027

Official Seal
GRETCHEN RUTH VAN HOUTEN
Notary Public, State of Illinois
Commission No. 983575
My Commission Expires December 14, 2027

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

MARIZ CAMILLE MALLARI

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARIZ CAMILLE MALLARI** the within named Grantor, 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 seal, at office in **Cook County, IL**, this 14 day of September, 2026.

Gretchen Ruth Van Houten
Notary Public

My Commission expires: Dec 14 2027

Official Seal
GRETCHEN RUTH VAN HOUTEN
Notary Public, State of Illinois
Commission No. 983575
My Commission Expires December 14, 2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Austin Forbrick Mariz Camille Mallari

STATE OF Illinois
COUNTY OF Cook

Subscribed and sworn to before me this 14 day of September, 2026.

Notary Public
My Commission Expires: Dec 14 2027

Official Seal
GRETCHEN RUTH VAN HOUTEN
Notary Public, State of Illinois
Commission No. 983575
My Commission Expires December 14, 2027

Name and address for person(s) responsible for taxes:

AMF Investment Holdings TN LLC and MCMM Investments TN, LLC
1009A Glendale Lane
Nashville, TN 37204

Name and address of property owner:

AMF Investment Holdings TN LLC and MCMM Investments TN, LLC
1009A Glendale Lane
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Austen Forbrich and Hartz Camille Hallard, 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 September 14 2026 (date of document).

Affiant Signature

9/14/26 9/14/26
Date

STATE OF Illinois
COUNTY OF Cook

Subscribed and sworn to before me this 14 day of September, 20 26.

Gretchen Ruth Van Houten
Notary Public
My Commission Expires: Dec 14 2027

Official Seal
GRETCHEN RUTH VAN HOUTEN
Notary Public, State of Illinois
Commission No. 983575
My Commission Expires December 14, 2027

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A ON THE PLAN OF GLENDALE RESERVE, AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GLENDALE RESERVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20110824-0065586, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO AMF INVESTMENT HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MARIZ CAMILLE MALLARI FROM PINNACLE BANK, AS SUCCESSOR TRUSTEE OF THE CINDY W. RUSSELL TRUST BY DEED DATED JUNE 03RD, 2026 AND RECORDED ON JUNE 04TH, 2026 IN INSTRUMENT NO. 20260604-0050391.

Parcel ID Number: 132 09 0F 001.00

Property commonly known as: 1009A Glendale Lane, Nashville, TN 37204