THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1474795 DEEDQC
09/18/2026 09:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260918-0086930

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
836 & 838 Cherokee Hold LLC 310 E. Village Ln Nashville, TN 37216	New Owner	071-12-0-098.00 071-12-0-099.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LUMA SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by these presents does hereby quitclaim and convey unto **836 & 838 CHEROKEE HOLD LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns, all of their rights, title and interest in and to the following described tract of land:

Tract 1:
Parcel ID: 071-12-0-098.00
838 Cherokee Ave.

Being a portion of the tract of land known as the Betty Chapman property (DB 9793, PG 638) in the Fifth Councilmanic District of Davidson County, Tennessee bounded in general on the North by Cherokee Ave., East by Jackson, South by Harper and RWL and West by the remainder of Chapman and being further described as follows.

Beginning at a point in the south Right-of-Way of Cherokee Avenue, being South 79 degrees 31 minutes East - 1620 feet from the East Right-of-Way of Jones Avenue. Said Point being the common corner with said Betty Chapman and being the Northwest corner of the herein described property.

Thence, with the South Right-of-Way of Cherokee Avenue, South 79 degrees 31 minutes 26 seconds East - 62.50 feet to a point, at the Northwest corner of Henry T. and Weader Hall Jackson (DB 2861, PG 333);

Thence, with the West line of Jackson, South 09 degrees 54 minutes 30 seconds West - 324.28 feet to a point, in the North line of Herschell K. and Elizabeth Harper (DB 6101, PG 857);

Thence, with the North line of Harper and RWL Properties, LLC (Instr. #20040819-0100333), North 75 degrees 02 minutes 56 seconds West - 62.50 feet to a point, the Southeast corner of the aforementioned Chapman;

Thence, on a new severance line of Chapman, North 09 degrees 51 minutes 56 seconds East - 319.40 feet to the point of beginning and containing 0.461 acres more or less. Described by survey dated 09-04-14, prepared by Jerry Swords, Jr., Tennessee RLS No. 1806.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty deed from Betty Chapman, unmarried of record in Instrument No. 20140910-0083072 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 10, 2014.

Being the same property conveyed to Luma Systems, LLC, a Tennessee limited liability company by Quitclaim Deed from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20210604-0075021

Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 4, 2021.

Being also known as 838 Cherokee Avenue Nashville, Tennessee 37207.

Tract 2:
Parcel ID: 071-12-0-099.00
836 Cherokee Ave.

Being the East 37 1/2 feet of Lot No. 32 and the West 87 1/2 feet of Lot No. 34 on the Plan of Walnut Grove, of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 125 feet on the South side of Cherokee Avenue and run back between lines, 318 feet more or less on the West line of part of Lot No. 32 and 325 feet more or less on the East line of part of Lot 34, to a dead line in the rear on which they measure 125 feet more or less.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty deed from Betty Chapman, unmarried of record in Instrument No. 20160229-0019187 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on February 29, 2016.

Being the same property conveyed to Sharpe Partners, LLC, a Tennessee limited liability company by Quitclaim deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20160329-0029645 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on March 29, 2016.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Sharpe Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20210104-0000719 Register's Office for Davidson County, Tennessee, dated December 31, 2021 and recorded on January 4, 2022.

Being the same property conveyed to Luma Systems, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210604-0075024 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 4, 2021.

Being also known as 836 Cherokee Avenue, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1 day of September 2026.

LUMA SYSTEMS, LLC

By: _____
Name: ZACHARY THOMAS
Its: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ZACHARY THOMAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the SOLE MEMBER of Luma Systems, LLC and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 day of September 2026.

_____
Notary Public

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

My Commission Expires: 10/16/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 1 day of September 2026.

_____
Affiant

My commission expires: 10/16/29 _____
(Affix Seal) Notary Public

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 9-1-26

Affiant Signature

17th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

