This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1476726 DEEDQC
09/23/2026 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260923-0088337

QUITCLAIM DEED FOR CONSOLIDATION OF TAX PARCELS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
TYP Holdings, LLC 5205 Alabama Ave. Nashville, TN 37209	Same	09111028800 09111028900

KNOW ALL MEN BY THESE PRESENTS THAT FOR THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, **TYP HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, does hereby quitclaim and by these presents does transfer and convey all of her right, title and interest unto **TYP HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, in and to the following tracts of land in Davidson County, Tennessee described as follows:

TRACT 1: 5205 Alabama Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being the westerly one-half (1/2) Lot No. 1108, and all of Lots 1110, and 1112, of Block 146, Plan 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to TYP Holdings, LLC by Warranty Deed from Jeffrey L. Latondress and Donna F. Latondress of record in Instrument No. 20240108-0001364 in the Register's Office for Davidson County, Tennessee.

TRACT 2: 5207 Alabama Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 1114, 1116 and the East 5 feet of Lot No 1118, of Block 146, Plan 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to TYP Holdings, LLC by Warranty Deed from Jeffrey L. Latondress and Donna F. Latondress of record in Instrument No. 20240108-0001364 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PURPOSE OF THIS DEED IS TO COMBINE TWO PRESENT TAX PARCELS INTO ONE TAX PARCEL

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of September, 2026.

TYP HOLDINGS, LLC

By: Eric L. Anderson, Member

By: Jennifer L. Anderson, Member

By: Dee Ann Anderson, Member

By: Derrick A. Anderson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Eric L. Anderson, Jennifer L. Anderson, Dee Ann Anderson and Derrick A. Anderson, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be members of TYP Holdings, LLC, the within named bargainor, a limited liability company, and that they as 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 23 day of September, 2026.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 23 day of September, 2026.

Notary Public

CHERN VALERIO
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 21, 2030
COUNTY OF ROBERTSON

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

Certificate of Authenticity

I, Rebecca Stoner, 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 9/23/26.

Date

Affiant Signature

9/23/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of September, 2026.

Notary's Signature

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)