Karen Johnson Davidson County
Batch# 1477441 DEEDQC
09/25/2026 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $276.27
20260925-0089043

QUITCLAIM DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $74,668.19.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF SEPTEMBER, 2026.

NOTARY PUBLIC

My Commission Expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY:
William Ball, Attorney
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP--PARCEL #
EEP TN, LLC – 1700 Fatherland Street Nashville, TN 37206	EEP TN, LLC – 1700 Fatherland Street Nashville, TN 37206	Part of: 083-14-0198.00

THIS INDENTURE made this 14TH **day of** SEPTEMBER, 2026 **between, Jason Evigan and Victoria Lynne Evigan, Trustees of The Evigan Family Trust dated December 30, 2014, Grantor, and EEP TN, LLC, a Tennessee Limited Liability Company, Grantee:**

WITNESSETH

THAT SAID Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other good and valuable consideration, to us in hand paid by Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said Grantee, all its interest in the following described premises, to wit:

See Exhibit "A" attached hereto and made a part hereof

This conveyance is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 161, page 102, said Register's Office.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, the Grantors have hereunto set their hand on this the 14 day of SEPTEMBER, 2026.

Jason Evigan and Victoria Lynne Evigan, Trustees
of The Evigan Family Trust dated December 30, 2014

BY: Jason Evigan, TRUSTEE
Jason Evigan, Trustee

BY: Victoria Lynne Evigan, TRUSTEE
Victoria Lynne Evigan, Trustee

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn and Subscribed to on this 14th day of SEPTEMBER, 2026, before me personally appeared Jason Evigan and Victoria Lynne Evigan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged themselves to be the Trustees of The Evigan Family Trust dated December 30, 2014, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on September 14th, 2026.

Notary Public
My Commission Expires: 09/18/2027

Notarized remotely using audio-video communication technology via Proof.

BONNIE L WIGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Online Notary Public
My Commission Expires
September 18, 2027

EXHIBIT A

Fatherland Street Agreed 3.9-Foot Strip – Legal Description

Being part of Lot 24 of Block "A", Priest Home Place, of recording in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee. Also being part of Parcel 198.00 on Davidson County Property Map 083-14 and being more particularly described according to a survey prepared by J.L. Whitson, RLS #1732 dated March 9, 2026, as follows:

Beginning at an 1/2" Iron Rod (Old) on the southerly right-of-way of Fatherland Street, being the northeast corner of the EEP TN, LLC-1700 Fatherland Street P.S. property, of record in Instrument No. 20250512-00377179, Register's Office for Davidson County, Tennessee and being the northwest corner of the herein described tract;

Thence, following the southerly right-of-way of Fatherland Street, South 83 Degrees 29 Minutes 34 Seconds East, 3.90 Feet to an 1/2" Iron Rod (New), "JLW 1732";

Thence, leaving Fatherland Street, with a new line and generally following a fence, South 06 Degrees 53 Minutes 57 Seconds West, 146.70 Feet to an 1/2" Iron Rod (New), "JLW 1732" on the northerly right-of-way of a 12' alley;

Thence, following the northerly right-of-way of said alley, North 83 Degrees 10 Minutes 02 Seconds West, 3.90 Feet to an 1/2" Iron Rod (Old), being the southeast corner of the aforementioned EEP TN, LLC-1700 Fatherland Street P.S. property;

Thence, leaving said alley and following the easterly boundary of said EEP TN, LLC-1700 Fatherland Street P.S. property, North 06 Degrees 53 Minutes 57 Seconds East, 146.68 Feet to the Point of Beginning.

Containing 572 square feet or 0.01 acres as shown on the final Plat recorded in Instrument No. 2026084-0071446, Register's Office for Davidson County, Tennessee attached hereto as Exhibit "B".

Being part of the same property conveyed to Evigan Family Trust, of record in Instrument No. 20171207-0124729, Register's Office for Davidson County, Tennessee.

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 September 14, 2026

Affiant Signature

23rd day of September, 2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028