Karen Johnson
Batch # 1478831
09/30/2026 09:39:07 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260930-0090196

THIS INSTRUMENT PREPARED BY: Remon Youssef, BPR No. 042173 Youssef Law, PLLC 2711 Murfreesboro Pike, Suite 202 Antioch, Tennessee 37013 615.200.8529	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $10.00. This is a conveyance by Grantor to itself, without any change in ownership, made solely to combine two contiguous parcels. David Amir David Amir, Managing Member of D&M Commercial LLC, Affiant Subscribed and sworn to before me this 29th day of September, 2026. Notary Public My commission expires: 05/08/2029 REMON M YOUSSEF STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 08, 2029

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel Nos.:**
D&M Commercial LLC 1046 Willow Circle Clarksville, Tennessee 37043	D&M Commercial LLC 1046 Willow Circle Clarksville, Tennessee 37043	119-09-0-118.00 (11909011800) 119-09-0-119.00 (11909011900)

QUITCLAIM DEED
(Parcel Combination — No Change in Ownership)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **D&M COMMERCIAL LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby remise, release, and forever quitclaim unto **D&M COMMERCIAL LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title, and interest in and to the following described real property, together with all improvements thereon and all appurtenances thereto (collectively, the "**Property**"), situated in Davidson County, Tennessee, to-wit:

TRACT I (known as 404 Thompson Lane)

Parcel A: Land in Davidson County, Tennessee, being part of Lot Nos. 24 and 25 on the Plat of McLean Subdivision, as of record in Book 421, page 130, Register's Office for Davidson County, Tennessee, described according to surveys made by Z. J. Wilkinson, Surveyors, November 15, 1956, and July 9, 1960, as follows:

> Beginning at an iron pin at the northwest corner of Thompson Lane, as widened, and the first alley east of Grandview Street, formerly Caldwell Avenue; thence with the northerly margin of said Lane, westwardly 40.7 feet; thence northwardly 80.6 feet to an iron pin on the westerly margin of said alley; thence with same, southwardly 90.1 feet to the beginning.

Parcel B: Together with a permanent easement for access, use, maintenance, and repair of the water line, sewer line, and water meter, as set forth in instrument of record in Book 6354, page 153, Register's Office for Davidson County, Tennessee.

TRACT II (formerly known as 406 Thompson Lane)

Land in Davidson County, Tennessee, being part of Lot Nos. 23, 24, and 25 on the Plat of McLean Subdivision, as of record in Book 421, page 130, Register's Office for said County, according to surveys made by Z. J. Wilkinson, Surveyor, November 15, 1956, and July 9, 1960, as follows:

> BEGINNING at a point on the northerly margin of Thompson Lane, as widened, a distance of 40.7 feet west of the first alley east of Grandview Street, formerly Caldwell Avenue; thence with the northerly margin of said Lane, westwardly 21.4 feet to an iron pin; thence northwardly 132.7 feet to an iron pin on the dividing line between said two lots; eastwardly 3.7 feet to an iron pin on the westerly margin of the aforementioned alley; thence with same, southwardly 60.5 feet to an iron pin; thence southwardly 80.6 feet to the beginning.

COMBINATION OF PARCELS

Tract I and Tract II are contiguous, are owned of record by the identical entity, and are hereby combined and shall hereafter be held, conveyed, assessed, and described as a single parcel of real property, the street address of which is **404 Thompson Lane, Nashville, Tennessee 37211**. Grantor requests that the Assessor of Property for the Metropolitan Government of Nashville and Davidson County combine Map/Parcel Nos. 119-09-0-118.00 and 119-09-0-119.00 into a single tax parcel. The foregoing address is not part of the legal description of the Property, and in the event of any discrepancy, the legal description herein shall control.

DERIVATION

Being the same property conveyed to D&M Commercial LLC by Warranty Deed from H & R Management of TN, Inc., dated February 27, 2026, and recorded March 4, 2026, as Instrument No. 20260304-0017084, Register's Office for Davidson County, Tennessee.

PURPOSE; NO CHANGE IN OWNERSHIP

This instrument is a conveyance by Grantor to itself, made solely to combine the above-described parcels. It effects no change in the ownership, vesting, or beneficial interest of the Property, and Grantor does not intend by this instrument to (a) release, merge, abandon, or extinguish any easement, right, or appurtenance benefiting the Property, including without limitation the easement described in Parcel B of Tract I; (b) terminate, diminish, or impair any policy of title insurance or any warranty of title running to Grantor, including the warranties made in the deed described under "Derivation" above; or (c) effect a sale, transfer, or conveyance of the Property to any third party.

SUBJECT TO

This conveyance is subject to all restrictions, easements, conditions, and planning and zoning documents of record; applicable governmental regulations; and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever, without warranty or covenant of title of any kind, express or implied, by Grantor herein.

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

WITNESS the hand of Grantor effective as of the 29th day of September, 2026.

GRANTOR:
D&M COMMERCIAL LLC,
a Tennessee limited liability company

By: David Amir

David Amir, Managing Member

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DAVID AMIR, 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 Managing Member of **D&M COMMERCIAL LLC**, the within named bargainor, a Tennessee limited liability company, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and official seal at office this 29 day of September, 2026.

Notary Public

My Commission Expires: 05/08/2029

[NOTARY SEAL]