Karen Johnson Davidson County
Batch# 1479078 DEEDQC
10/01/2026 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090510

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

M. L R - B. L

AFFIANT

Subscribed and sworn to before me on this day, September 30, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
DTB Holdings, LLC
719 Lynnwood Blvd
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
117 15 0 099.00

QUITCLAIM DEED

Michael R. Bradshaw and Emily N. Bradshaw, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaims to **DTB Holdings, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 30, 2026**.

Michael R. Bradshaw

Emily N. Bradshaw

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Michael R. Bradshaw and Emily N. Bradshaw**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 30, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 28, as shown on the map entitled Plat of Section 1, Green Hills Subdivision, of record in Plat Book 547, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael R. Bradshaw and Emily N. Bradshaw, husband and wife, from Jane Elise Thomas and Dale McDonald, Executor of the Estate of Sarah Bond Mangrum, by deed of record in Instrument No. 20170303-0021337, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, all matters shown on the Plan of record in Plat Book 547, Page 128, said Register's Office.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1605 S Observatory Dr, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 30, 2026.

E Z Wiles

Affiant Signature

9/30/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 30, 2026.

Hannah Jones

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028