Karen Johnson Davidson County
Batch# 1479078 DEEDQC
10/01/2026 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090511

PREPARED BY:

Elaheh Z. Wiles, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

M. L Ry - B. d

AFFIANT

Subscribed and sworn to 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, 2026

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

Send Tax Bills To:
Same

Map-Parcel Number:
130 07 0 040.00

QUITCLAIM DEED

Michael Ryan Bradshaw ("Grantor"), for consideration of $10.00, hereby releases, remises, 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.

Grantor's spouse, **Emily Nicole Bradshaw**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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 Ryan Bradshaw

Emily Nicole 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 Ryan Bradshaw and Emily Nicole 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, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being the same southerly part of Lot No. 190 on the Plan of the Resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Martin Glazor by deed from Estelle E. Freidman of record in Book 1643, page 283, said Register's Office; thence westwardly 273.7 feet to an iron pin; thence southwardly 154.7 feet to an iron pin in the northerly margin of Harding Place; thence with said Place eastwardly 122 feet to the beginning of a curve in Lynwood Boulevard; thence around said curve and with the westerly margin of Lynwood Boulevard northeastwardly 253.6 feet to the beginning.

Being the same property conveyed to Michael Ryan Bradshaw from Michael Kroll and wife, Veronica Kroll, by deed of record in Instrument No. 20110418-0029860, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 719 Lynnwood Blvd, Nashville, TN 37205.

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