QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1481197 DEEDQC
10/07/2026 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261007-0092235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Sizore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Ten, LLC	**Same as New Owner**	
	(NAME)	
124 S 17th Street		**083-02-0-027.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Twenty, LLC, a Tennessee limited liability company,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Ten, LLC, a Tennessee limited liability company,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of H.M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the Southerly side of McKinnie Avenue and runs back between parallel lines 192 feet to an alley.

Being the same property conveyed to Twenty, LLC, a Tennessee limited liability company by Special Warranty deed from Urban Housing Solutions, Inc. a Tennessee Non-Profit Corporation dated September 15, 2025 and filed for record on September 18, 2025 as Instrument No. 20250918-0074781, in the Register's Office for Davidson County, Tennessee.

This being improved property more commonly known as 1414 McKennie Avenue, Nashville, TN 37206.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature page to follow.]

Witness my hand this the 23rd day of September, 2026.

Twenty, LLC,
a Tennessee limited liability company

By: _____
Marian Andreescu, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marian Andreescu, 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 Sole Member of Twenty, LLC, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing on behalf of Twenty, LLC, as its Sole Member.

WITNESS my hand and official seal this 23rd day of September, 2026.

_____
Notary Public

My Commission Expires: May 8, 2028



Certificate of Authenticity

I, Andrew Suzave, 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 23, 2026.

Date

Affiant Signature

October 5, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 2026.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)