Karen Johnson
Batch # 1482941
10/09/2026 02:25:06 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20261009-0093225

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Eric Brian Greene Kana Deann Greene 3935 Chambers Chapel Road Lakeland, TN 38002	United American Mortgage Corp. 3198 Airport Loop Drive, Suite F Costa Mesa, CA 92626	104-04-01-003.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ERIC BRIAN GREENE AND KANA DEANN GREENE, Huband and Wife**, by these presents does hereby quitclaim and convey unto, **EIGHTEENTH & CO., LLC**, a Tennessee limited liability company, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 3 of Musica Townhomes, A Planned Unit Development, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20240805-0059509, in the Register's Office for Davidson County, Tennessee, to which reference of Exhibit "B" in the Declaration is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 1010 18 Avenue South, LLC, a Delaware limited liability company by Warranty Deed from Neon Sky Properties, a Tennessee general partnership as successor in interest to Neon Sky Music, a Tennessee general partnership of record in Instrument No. 20190610-0055215, Register's Office for Davidson County, Tennessee, dated June 07, 2019, and recorded on June 10, 2019.

Being a portion of the same property conveyed to 1010 18 Avenue South, LLC, a Delaware limited liability company by Quitclaim Deed from Neon Sky Properties, a Tennessee general partnership as successor in interest to Neon Sky Music, a Tennessee general partnership of record in Instrument No. 20190610-0055216, Register's Office for Davidson County, Tennessee, dated June 07, 2019, and recorded on June 10, 2019.

Being also known as 1012C 18th Avenue South #3 Nashville, TN 37212. Being the same property conveyed to Grantors(s) by Deed recorded in Instrument # 20260108-0092378 Register's Office for Davidson County.

This is improved property commonly known as: 1012C 18th Avenue South Unit #3, Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 5 day of October 2026.

Affiant

My commission expires:
(Affix Seal)

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2ND day of OCTOBER 2026.

ERIC BRIAN GREENE

KANA DEANN GREENE

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **ERIC BRIAN GREENE AND KANA DEANN GREENE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 2nd day of ~~September~~ October JB 2026.

Notary Public

My Commission Expires:
12/23/2028

JASMINE BARBEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY