This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1483093 DEEDQC
10/12/2026 09:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261012-0093458

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of Oct 2026

Notary Public

My Commission expires 10/25/27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
NFLP 1631 16th Ave. N LLC
3908 Lebanon Pike
Unit 386
Hermitage, TN 37076

SEND TAX BILLS TO:
NFLP 1631 16th Ave. N LLC
3908 Lebanon Pike
Unit 386
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 08111030300 (Parent Parcel)

QUITCLAIM DEED

25NT01527

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

1631 16th Avenue North, LLC, a Tennessee limited liability company

By these presents do remise, release and **QUITCLAIM** unto

NFLP 1631 16th Ave N, LLC

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A & Unit B as shown in Declaration of Protective Covenants, Conditions and Restrictions for 1631 16th Avenue North, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20250605-0044381, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1631 16th Avenue North, LLC, a Tennessee limited liability company from Lizzie M. Leggs, a single woman, by Quitclaim Deed dated 12/17/2021 and recorded 01/11/2022 in Instrument No. 20220111-0003744, Register's Office of said County.

Being part of the same property conveyed to Lizzie M. Leggs by Final Decree Confirming Sale from James Edward Frierson, dated 09/05/2008 and recorded 10/01/2008 of record in Instrument No. 20081001-0099407, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1631 16th Avenue North, Nashville TN 37208

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

Witness our hands this 8 day of OCTOBER 26

Shawn Jackson, Managing Member

Shawn Jackson, Member, 1631 16th Avenue North, LLC, a Tennessee limited liability company

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Shawn Jackson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Member** of **1631 16th Avenue North, LLC, a Tennessee limited liability company,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 8 day of OCT, 26.

Ed Hunsberger
Notary Public

My Commission expires: 1 / 22 / 2030.

Shawn Jackson, Managing Member

Shawn Jackson, Member, NFLP 1631 16th Ave N, LLC

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Shawn Jackson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Member** of **NFLP 1631 16th Ave N, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 8 day of OCT, 26.

Ed Hunsberger
Notary Public

My Commission expires: 1 / 22 / 2030.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Lizzie M. Leggs, MEMBER, 1631 16TH AVE NORTH LLC

Lizzie M. Leggs, Member, 1631 16th Avenue North, LLC, a Tennessee limited liability company

State of TN
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Lizzie M. Leggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Member** of **1631 16th Avenue North, LLC, a Tennessee limited liability company,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 8 day of OCT, 26.

Ed Hunsberger
Notary Public

My Commission expires: 1/22/2030

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Lizzie M. Leggs, MEMBER

Lizzie M. Leggs, Member, NFLP 1631 16th Ave N, LLC

State of TN
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Lizzie M. Leggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Member** of **NFLP 1631 16th Ave N, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 8 day of OCT, 26.

Ed Hunsberger
Notary Public

My Commission expires: 1/22/2030

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Joe Comer, Member

DIGITALLY SIGNED 10/09/2026 07:19 AM CDT

Joe Comer, Member, NFLP 1631 16th Ave N, LLC

State of TN, Davidson }
County of _____ }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joe Comer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Member** of **NFLP 1631 16th Ave N, LLC** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this _____ day of _____, _____. 10/09/2026 07:44 AM CDT

Edward P. Hunsberger Sr.

DIGITALLY SIGNED

Notary Public

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Stephen Daves, Member

DIGITALLY SIGNED 10/09/2026 07:37 AM CDT

Stephen Daves, Member, NFLP 1631 16th Ave N, LLC

State of TN, Davidson }
County of _____ }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Stephen Daves,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Member** of **NFLP 1631 16th Ave N. LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this _____ day of _____, _____. 10/09/2026 07:44 AM CDT

Edward P. Hunsberger Sr.

DIGITALLY SIGNED

Notary Public

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Tennessee Certification of Electronic Document

I, Justin Foster 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 10-9-26 (date of document).

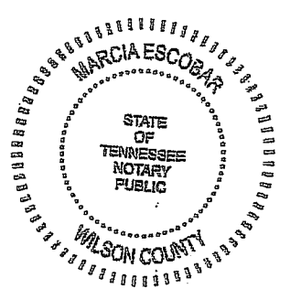
Affiant Signature

10-9-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 of October, 26

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027