Karen Johnson Davidson County
Batch# 1483284 DEEDQC
10/12/2026 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261012-0093682

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 09 DAY OF ~~AUGUST~~ October, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2026
(AFFIX SEAL)

J-JG-26-1225B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ewing Holding, LLC	**New Owner**	**105030X00100CO**
(NAME)	(NAME)	**105030X00200CO**
P.O. Box 159038		
(ADDRESS)	(ADDRESS)	**105030X00300CO**
Nashville, TN 37215		**105030X90000CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYNN NATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **EWING HOLDING, LLC,** hereinafter called the Grantee, its successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units A, B. C and D (Common Area), on the Plan of Twelve-TwentyFive First Avenue South, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211101-0146097 amended in Instrument No. 20220805-0089372, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynn Nation, LLC, a Tennessee limited liability company by Warranty Deed from JAC Investment Homes, LLC, a Tennessee limited liability company dated January 26, 2021 and recorded January 29, 2021 in Instrument No. 20210129-0013074, Register's Office of Davidson County, Tennessee.

This is property known as: **1225 1st Avenue South, Units A ,B, C and D (Common Area), Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 09 day of October, 2026.

Lynn Nation, LLC
BY: Michael Lynn
Michael Lynn
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL LYNN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of LYNN NATION, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 09 of October, 2026.

William T. Grones
Notary Public

My Commission Expires: 04/26/2027

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

I, **Gabriel R. Lutz**, 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 **10/09/2026** (date of document).

Affiant Signature

Date **10/09/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **09** day of **October**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027