THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1484120 DEEDQC
10/15/2026 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261015-0094723

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The Preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like, which may relate to the use and recording of this instrument. Acceptance and use of this instrument as prepared shall indicate acceptance of the above stated terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Benjamin Sohr and Genifer Sohr	Owners	116-03-0A-057.00-CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Gen's Favorite, LLC**, hereinafter called the Grantor, does hereby Quitclaim unto **Benjamin Sohr and Genifer Sohr, husband and wife**, hereinafter called the Grantees, their successors and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A condominium Apartment in Davidson County, Tennessee, being **Unit No. 61-E, of Royal Oaks Tower Condominiums Apartment**, a horizontal property regime property pursuant to the Tennessee Horizontal Properly Act, as shown on the plan of record in Book 4460, Page 189, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to **Gen's Favorite, LLC** by Quitclaim Deed from Benjamin Sohr and Genifer Goodman Sohr, of record on November 15, 2021, at Instrument No. 20211115-0151438, Davidson County Register of Deeds.

This is property commonly known as 4505 Harding Pike #61E, Nashville, TN 37205.*
*Note: An address is not a legal description of real property.

Witness the hand of the Grantor's authorized representative below, this 16th **day of** October, **2026:**

Gen's Favorite, LLC

By: Jennifer Goodman Sohr

Name: Jennifer Goodman Sohr

Title: Owner

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jenifer Sohr **(Print Name)**, 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 the Owner **(Print Title) of Gen's Favorite, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Gen's Favorite, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 16th day of October, **2026**:

Brooke Formosa
NOTARY PUBLIC

My Commission Expires: 07/14/2030

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Andrea Bishop
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF October, **2026**:

Brooke Formosa
Notary Public

My Commission Expires: 07/14/2030

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Angie Watson, 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 October 6, 2026.

Date

Angela Watson

Affiant Signature

10/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of October, 2026.

Andrea R. Bishop

Notary's Signature

My Commission Expires: 5/3/27

Date

Notary's Seal (if on paper)

ANDREA R BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
5/3/27