Karen Johnson Davidson County
Batch# 1485124 DEEDQC
10/15/2026 04:08:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20261015-0094858

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felousiz
412-453-7430, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
JEFF 1, LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

QUITCLAIM DEED

THIS DEED, made to be effective as of the 9th day of October, 2026, is made and entered into by and between **Mesa Verde Assets, LLC, a Delaware limited liability company**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **JEFF 1, LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, all of Grantor's right, title, and interest in the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions of record.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 5th day of October, 2026.

GRANTOR:

Mesa Verde Assets, LLC,
a Delaware limited liability company

By: _____
Name: Matthew McManus
Title: Vice President

STATE OF NEW YORK §
COUNTY OF NEW YORK §

The foregoing instrument was acknowledged before me this 5th day of October, 2026, by Matthew McManus, as Vice President of Mesa Verde Assets, LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

ELEANOR ALICE SHLONSKY
Notary Public, State of New York
Reg. No. 02SH0039883
Qualified in New York County
Commission Expires July 29, 2029

_____
Notary Public

Commission Expires: 7/29/29

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

AFFIANT

Subscribed and sworn to before me this 13th day of October, 2026.

SEAL:

Notary Public

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Commission Expires: 04/02/2029

Exhibit "A"
Legal Description(s)

TRACT 1:

Land in Davidson County, Tennessee, being Unit B of 1523 DUGGER DRIVE HOMES, as shown in Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20210924-0128608 in the Register Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 02/14/2022 at Instrument No. 20220214-0016367 in said Register's Office.

COMMONLY KNOWN AS: 1513 Dugger Dr Unit B, Nashville, TN 37206
PARCEL ID: 072-16-3S-002.00
TITLE FILE NO: p9680520-1

TRACT 2:

Land in Davidson County, Tennessee, being Unit B of the 1523 Dugger Drive Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210924-0128608, as amended by Instrument No. 20210927-0129250 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 08/09/2021 at Instrument No. 20210809-0106814 in said Register's Office.

COMMONLY KNOWN AS: 1523 Dugger Dr Unit B, Nashville, TN 37206
PARCEL ID: 072-16-4X-002.00
TITLE FILE NO: p8427047-1

Exhibit "A"
Legal Description(s)

TRACT 3:

Land in Davidson County, Tennessee, being Lot 165 on the Plan of Brooklyn Heights, E. C. Scruggs Subdivision of Lots 18, 19, 20, 21, 29, 11 & 12 in Brooklyn Plan, as record in Book 332, Page 140, Register's Office for Davidson County, Tennessee, described as follows:

Said Lots Nos. 165 and 166 adjoin and front together 80 feet on the Southerly side of Seminary Street, formerly Brooks Avenue, and extend back between parallel lines 140 feet to an alley in the rear.

BEING the same property conveyed to Grantor by deed recorded 04/21/2022 at Instrument No. 20220421-0046163 in said Register's Office.

COMMONLY KNOWN AS: 1811 Seminary St Unit B, Nashville, TN 37207
PARCEL ID: 071-09-0-146.00
TITLE FILE NO: p9680521-1

TRACT 4:

Land in Davidson County, Tennessee, being Unit B of 902 MITCHELL ROAD HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220627-0073291 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 11/29/2021 at Instrument No. 20211129-0157205 in said Register's Office.

COMMONLY KNOWN AS: 902 Mitchell Rd Unit B, Nashville, TN 37206
PARCEL ID: 083-12-2A-002.00
TITLE FILE NO: p9181618-1

TRACT 5:

Land in Davidson County, Tennessee, being Unit B of 922 CRESCENT HILL ROAD HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220831-0098125 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 04/06/2022 at Instrument No. 20220406-0040011 in said Register's Office.

COMMONLY KNOWN AS: 922 Crescent Hill Rd Unit B, Nashville, TN 37206
PARCEL ID: 083-07-2J-002.00
TITLE FILE NO: p9680522-1

Tennessee Certification of Electronic Document

I, Rob Newman, 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

10/13/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13th day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157