BOX 10-A

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2024

Notary Public

My Comm Exp. April 27, 2025

(AFFIX SEAL)

JOSEPH WHITE SMITH NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

W-RIA-24-1044

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)
The Southbound Trust, dated April 7, 2023	**NEW OWNER**	
(NAME)	(NAME)	**08116037500**
4117 Hillsboro Pike, Suite 103-265,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID J. CHILDERS**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THE SOUTHBOUND TRUST, DATED APRIL 7, 2023** hereinafter called the Grantee(s), his/her/its/their heirs, 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 part of Lot 155 on the Plan of D. T. McGavock's First Addition of record in Plat Book 10, Page 606 to 609, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 155 fronts 55 feet on the northerly side of Jefferson Street and extends back between parallel lines 180 feet to the southerly margin of Madison Street.

Being the same property conveyed to David J. Childers by Warranty Deed from The Trustees of the Roger W. Haskins, Jr. and Ellen S. Haskins Revocable Trust Agreement of record in Instrument No. 20140228-0017138 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on February 28, 2014.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1044 Jefferson St., Nashville, Tennessee 37208**.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1132326 DEEDQC
05/08/2024 10:03:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240508-0033817

Witness my/our hand(s) this the 1st day of May, 2024.

David J. Childers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID J. CHILDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2024.

Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212