Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Address New Owner(s)
Watertown Cove, LLC
1136 Cleveland Hall Boulevard
Old Hickory, TN 37138

Send Tax Bills To:
Watertown Cove, LLC
1136 Cleveland Hall Boulevard
Old Hickory, TN 37138

Map & Parcel No.:
14707027600

Karen Johnson Davidson County
Batch# 1162678 DEEDQC
07/25/2024 02:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240725-0056460

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Southeast Investment Capital Group, LLC, a Tennessee limited liability company** ("Grantor") hereby quitclaim and convey unto **Watertown Cove, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 1 on the plan of Minor Final Plat of Winston Grove 3 Lot Plat of record in Instrument Number 20240229-0014034, Register's Office for Davidson County, Tennessee, to which plat reference is here by made for a more complete and accurate description.

Being part of the same property conveyed to Southeast Investment Capital Group, LLC, a Tennessee limited liability company, by Warranty Deed from William Henry Buford or Rosalyn Elaine Buford, Trustee(s) of the William Henry Buford and Rosalyn Elaine Burford Revocable Living Trust of record in Instrument Number 20231016-0080979, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4424 Winston Avenue W, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of July, 2024

Southeast Investment Capital Group, LLC, a Tennessee limited liability company

BY: _____
Brandon Campbell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brandon Campbell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of **Southeast Investment Capital Group, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me, this 25th day of July, 2024.

NOTARY PUBLIC My Commission Expires: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 7/25/2024 (date of document).

Affiant Signature
Date 7/25/2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202407250056460