QUITCLAIM DEED

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $0.00.

Josey Scarlett
Affiant

Subscribed and sworn to before me

This 2 day of October 2024.

Notary Public

Karen Johnson Davidson County
Batch# 1189569 DEEDQC
10/03/2024 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241003-0076794

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/03/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Southern Exchange and Acquisitions, Inc., Trustee 109 Kenner Avenue, Ste. 201 Nashville, TN 37205	New Owner	**073-01-0/026.100**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Southern Exchange and Acquisitions, Inc., a Tennessee Corporation** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Southern Exchange and Acquisitions, Inc., Trustee of the Roy Hobbs Memorial Trust** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being Lot Nos. 15, 16, 17, 18, and 19 on the Map of B.E. Woodard's Subdivision, of part of the W.J. Tune Land, the Play of which is of record in Book 974, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said lot Nos. 15 through 19, inclusive, front together 500 feet on the northeasterly side of Moss Rose Drive, and run back 395 feet on the northwesterly line and 408 feet on the southeasterly line to the low water mark of the Cumberland River, measuring 500 feet, more or less.

Being the same property conveyed to Laura Ellis, Trustee of the Riverwood Farms Land Trust, by Quitclaim Deed from Alison Ellis, Trustee of the Main Street Trust, in record of Instrument No. 20160707-0069670, Register's Office for Davidson County, Tennessee. Southern Exchange and Acquisitions, Inc. was appointed Successor Trustee by Appointment of Successor Trustee from the Beneficiary of the Riverwood Farms Land Trust, in record of Instrument No. 20240927-0075108, Recorder's Office of Davidson County.

This improved property is commonly known as 3940 Moss Rose Drive, Nashville, TN 37216.

This is the same legal description found in the last instrument of record.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 2 day of October, 2024.

Grantors:
Southern Exchange and Acquisitions, Inc., Trustee

By: Robert J. Notestine, III

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert J. Notestine, III, President for Southern Exchange and Acquisitions,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President for Southern Exchange and Acquisitions**, and as such **President** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Southern Exchange and Acquisitions,** the within named bargainor, and that he as such **President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Robert J. Notestine, III as President of the Corporation.**

WITNESS my hand and official seal at Nashville, Tennessee, this 2 **day of** October, **2024.**

Notary Public

My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine III, 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 | 2 | 24.

AFFIANT SIGNATURE

10 | 3 | 24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 2nd day of October, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/07/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY