Karen Johnson
Batch # 1263311
04/23/2025 09 01.22 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250423-0031011

This Instrument prepared by:
Trace Brooks Law LLC
1275 Peachtree Street
Suite 525
Atlanta, Georgia 30309

QUITCLAIM DEED

KNOW BY THESE PRESENTS, that **Graham Foster** on this the 1st day of April, 2025, for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim, and convey unto **2540 & 2542 Highland Trace, LLC** all right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Two, Highland Trace Subdivision of record in Plat Book 5200, Page 616, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Graham Foster by Warranty Deed from JP Investment Group, LLC, of record in Instrument No. 20241031-0084351 Register's Office for Davidson County, Tennessee, dated October 25, 2024 and recorded on October 31, 2024.

This conveyance is subject to:

- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6143, Page 781, in the Register's Office for Davidson County,

Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2540 & 2542 Highland Trace Drive, Nashville, Tennessee 37207.**

IN TESTIMONY WHEREOF I set my hand this 1st day of APRIL 2025.

Graham Foster

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Graham Foster who proved to me based on satisfactory evidence and who acknowledged to be the person within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 1st day of April 2025.

Notary Public
My commission expires: July 28 2028

KEEGAN TRACE BROOKS NOTARY PUBLIC MY COMMISSION EXPIRES JULY 28, 2028 GLYNN COUNTY, GEORGIA

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Graham Foster
Affiant

Subscribed and sworn before me this 1st day of April 2025.

Notary Public
My commission expires: July 28 2028

KEEGAN TRACE BROOKS NOTARY PUBLIC MY COMMISSION EXPIRES JULY 28, 2028 GLYNN COUNTY, GEORGIA

The following information is not a part of this Deed:

Property Address: 2540 & 2542 Highland Trace Drive
Nashville, Tennessee 37207

Owner's Name and Address: 2540 & 2542 Highland Trace, LLC
1116 Agnes Rd, Ste 200
Knoxville, TN 37919

Parcel Number: 059 12 0 022.00

Mail Tax Bills to: 2540 & 2542 Highland Trace, LLC
3316 S Cobb Dr SE, Ste A
Smyrna GA 30080