ADDRESS NEW OWNER AS
Equity Trust Company Custodian
FBO 200358138 CESA
P.O. Box 208
Goodlettsville, TN 37070

SEND TAX BILLS TO
New Owner

THIS INSTRUMENT PREPARED
BY: Jarod C. Richert, Esq
516 S Main St
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch # 1276205 DEEDQC
05/22/2025 08 20 37 AM 3 pgs
Fees $17 00 Taxes $0 00
20250522-0040198

NOTE: This instrument was prepared solely based on information provided by the Party. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the Party or performed by the preparer. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the Party. No legal or tax advice has been requested or provided regarding the legal significance or consequences of executing and recording this instrument

Map & Parcel 108-16-0-10300 CO

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 10th day of May, 2025, between **National Home Buyer Group, LLC, a Limited Liability Company**, by and through its sole Member, Marlon Davis, and **Marlon Davis**, in his individual capacity, referred to herein as Parties of the First Part, and **Equity Trust Company Custodian FBO 200358138 CESA**, Party of the Second Part.

WITNESSETH:

That the said Parties of the First Part for and in consideration of the sum of ONE DOLLAR ($1.00), in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part, survivor and assigns, all of its right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee being Lot No. 6A on the Plan of Zone Lot Division of Lots Subdivision 6, 75-78 of Section 4, Lakeview Hills Subdivision of record

in Plat Book 6250, Page 533. amending Plat Book 5200, Page 642, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to National Home Buyer Group, LLC, a Limited Liability Company, by deed from Dalton Ashton Masson, unmarried, of record as Instrument No. 20160420-0038509, Register's Office for Davidson County, Tennessee. The same property was then purchased by Equity Trust Company Custodian FBO 2003581138 CESA, via tax sale by the Clerk and Master for Davidson County, Tennessee with an Order Confirming Sale of record as Instrument No. 20240409-0024965, said Register's Office.

The purpose of this Deed is to Quiet Title as to all right, title, and interest that National Home Buyer Group, LLC, a Limited Liability Company, and Marlon Davis, in his individual capacity, may have in the property, by vesting any such interest in Equity Trust Company Custodian FBO 200358138 CESA.

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

IN WITNESS WHEREOF, the said Parties of the First Part has hereunto set hand and seal the day and year first above written.

National Home Buyer Group, LLC

By: _____
Name: Marlon Davis
Title: Authorized Representative

_____
MARLON DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Marlon Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Authorized Representative of National Home Buyer Group, LLC, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of May, 2025.

My Commission Expires: 09·07·2026 Notary Public Keisha Griggs

KEISHA GRIGGS NOTARY PUBLIC TENNESSEE My Comm Exp 09/07/2026 COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Marlon Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purposes therein contained.

KEISHA GRIGGS NOTARY PUBLIC TENNESSEE My Comm Exp 09/07/2026 COUNTY OF DAVIDSON

Witness my hand and official seal at office, this 6th day of May, 2025.

My Commission Expires 09·07·2026 Notary Public Keisha Griggs

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STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ Zero.

AFFIANT

KEISHA GRIGGS NOTARY PUBLIC TENNESSEE My Comm Exp 09/07/2026 COUNTY OF DAVIDSON

SUBSCRIBED and SWORN to before me, this the 6th day of May, 2025.

My Commission Expires: 09/07/2026 NOTARY PUBLIC/Register

Expiry: 09/07/2026