Karen Johnson Davidson County
Batch# 1293697 DEEDQC
07/03/2025 11:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250703-0052693

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1509 Holmes Circle Franklin, TN 37064	New Owner	071-02-0H-001.00-CO; 071-02-0H-002.00-CO; 071-02-0H-003.00-CO; 071-02-0H-004.00-CO; 071-02-0G-001.00-CO; 071-02-0G-001.00-CO; 071-02-0G-003.00-CO; 071-02-0G-004.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Owen Mize, a single man,** does hereby quitclaim and convey unto **Marrero Building LLC**, A Tennessee limited liability company, his successors, representatives, and/or assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

See Exhibit A

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 1ST day of ~~June~~ JULY, 2025.

Affiant

My commission expires: 3/3/26
(Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of June, 2025.

Owen Mize

Owen Mize

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2025, before me personally appeared Owen P. Mize, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal this 30th day of June, 2025.

Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

EXHIBIT A

PROPERTY 1:

Land in Davidson County, Tennessee, being Unit Nos. 5, 6, 7 and 8 on the Plan of Homes At 2415 Brick Church Pike, A Horizontal Property Regime With Private Elements, established by Declaration of record in Instrument No. 20240702-0049660, in the Register's Office for Davidson County, Tennessee, as depicted in Exhibit "B" to said Declaration, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elsie Parrish by Warranty deed from Charlie M. Parrish of record in Book 4358, page 939, Register's Office for Davidson County, Tennessee, dated August 20, 1969 and recorded on August 20, 1969.

The said Elsie Parrish died on or about January 31, 2003. See Affidavit of Heirship naming Margarite A. Dishman as the sole heir-at-law of record in Instrument No. 20240423-0029346, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to XE Development Company, LLC, A Tennessee Limited Liability Company by Warranty Deed from Margarite A. Dishman, An Unmarried Woman of record in Instrument No. 20240423-0029347, in the Register's Office for Davidson County, Tennessee, dated April 19, 2024 and recorded on April 23, 2024.

PROPERTY 2:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3 and 4 on the Plan of Homes At 2419 Brick Church Pike, A Horizontal Property Regime With Private Elements, established by Declaration of record in Instrument No. 20240702-0049658, in the Register's Office for Davidson County, Tennessee, as depicted in Exhibit "B" to said Declaration, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Stag Associates, Inc., a Tennessee Corporation by Warranty Deed from Paul S. Cohn, Jr. and wife, Marian S. Cohn and Jack W. Kuhn and wife, Heloise W. Kuhn of record in Book 6398, page 234 Register's Office for Davidson County , Tennessee, dated August 14, 1984 and recorded on October 05, 1984.

Being the same property conveyed to Paul S. Cohn, Jr., Jack W. Kuhn and Barbara J. Kuhn, Selma K. Goldstein and Leon May by Quitclaim Deed from Stag Associates, Inc., a Tennessee corporation of record in Book 9589, page 698, Register's Office for Davidson County, Tennessee, dated February 03, 1995 and recorded on February 06, 1995.

Barbara J. Kuhn died February 6, 1995, her estate being administered through Davidson County Probate Court, Docket No. 95P256.
Being a portion of the same property conveyed to Paul S. Cohn by Quitclaim Deed from Irwin J. Kuhn and Gus D. Kuhn, III, Executors of the estate of Barbara J. Kuhn, deceased, as to a 16.22% undivided interest, of record in Book 10953, page 893, Register's Office for Davidson County, Tennessee, dated April 29, 1998 and recorded on June 01, 1998.

Jack W. Kuhn died October 23, 1999, his estate being administered through Davidson County Probate Court, Docket No. 99P-1711.

Being the same property conveyed to Paul S. Cohn, Jr. by Quitclaim Deed from Estate of Jack W. Kuhn, deceased, acting by and through the duly appointed executors of the Estate (being Paul S. Cohn, Jr., Jack W. Kuhn, Jr., Jeffrey W. Kuhn, and Walter H. Kuhn) pursuant to authority vested in them by the Will of Jack W. Kuhn, deceased, of record in Will Book 231, Page 119 of record in Instrument No. 20000519-0050641 Register's Office for Davidson County, Tennessee, dated May 28, 2000 and recorded on May 19, 2000.

Being the same property conveyed to Paul S. Cohn, Jr. by Quitclaim Deed from Selma K. Goldstein, as to 16.22% undivided interest, of record in Instrument No. 20110502-0033347 Register's Office for Davidson County, Tennessee, dated April 26, 2011 and recorded on May 02, 2011.

Paul Samuel Cohn, Jr. died November 23, 2014, his estate being administered through Davidson County Probate Court, Docket No. 22P1024. Pursuant to Order for Muniment of Title, the Paul S. Cohn, Jr., share of the subject property was vested in Equitable Trust Company, Trustee of the Paul S. Cohn, Jr. dated June 22, 1993, of record in Instrument No. 20220728-0086074 and a Certified Copy of Last Will and Testament of Paul S. Cohn, Jr., of record in Instrument No. 20220728-0086075, Register's Office for Davidson County, Tennessee.

Leon May died on January 25, 2019, his estate being administered through Davidson County Probate Court, Docket No. 19P1256, his will vesting title of the Leon May share to the Trustees of the Leon May Testamentary Family Trust.

Being the same property conveyed to Charles Cohn, an undivided 50% interest and Elizabeth Cohn Woods, an undivided 50% interest as tenants in common by Quitclaim deed from Equitable Trust Company, a Tennessee chartered non-depository trust corporation, as Trustee of the Paul S. Cohn, Jr., Revocable Trust dated June 22, 1993 of record in Instrument No. 20220810-0090824, Register's Office for Davidson County, Tennessee, dated August 2, 2022 and recorded on August 10, 2022.

Being the same property conveyed to Discover XE Development Company, LLC, a Tennessee limited liability company by Warranty deed from Charles Cohn, 45.95%, undivided interest, Elizabeth Cohn Woods, 45.95% undivided interest, and Melanie N. Hirt, Frank C. May, and Jacob May, Co-Trustee of the Leon May Testamentary Family Trust, 8.1% undivided interest of record in Instrument No. 20230620-0046526 Register's Office for Davidson County, Tennessee, dated June 9, 2023 and recorded on June 20, 2023.

Scrivener's Affidavit (to correct Grantee name to XE Development Company, LLC, a Tennessee limited liability company) recorded in Instrument No. 20230706-0051539, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantee(s) by Deed recorded simultaneously herewith in Book _____, Page _____, or Instrument #___202507030052692____, Register's Office for Said County.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 30. 2025.

Affiant Signature

3rd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202507030052693