Karen Johnson Davidson County
Batch# 1302725 DEEDQC
07/28/2025 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $48.10
20250728-0059142

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:
TST Homes LLC 3808 East Ridge Drive Nashville, TN 37211	New Owner(s)	060-08-0-035.00

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, **Prolific Homes LLC, a Tennessee limited liability company and TST Homes LLC, a Tennessee limited liability company,** by these present does hereby quitclaim and convey unto **TST Homes LLC, a Tennessee limited liability company,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

See Exhibit A

STATE OF STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $13,000.00.

Subscribed and sworn to before me this the 23rd day of July, 2025.

Affiant

My commission expires: 6-18-2028
(Affix Seal)

Notary Public

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of July, 2025.

Prolific Homes LLC
A Tennessee limited liablity company

By: _____
Daniel Martinez, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Daniel Martinez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of **Prolific Home LLC**, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal 22nd day of July 2025.

_____
Notary Public

My Commission Expires: 6-18-2028

TST Homes LLC
A Tennessee limited liablity company

By: _____
Teodoro Samano Torres, Sole Member

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Teodoro Samano Torres**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of **TST Homes LLC**, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal 23 day of July 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

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of E.A. Lindsley's Subdivision, as of record in Book 547, page 144, Register's Office for said County, being Lot 7-E on the survey of the easterly part of Lot No. 7 made by William C. Parrish, Civil Engineer, June 24, 1957, and described according to said survey, and more fully described, as follows:

Beginning at a point on the westerly margin of Hillside Road, 200 feet northerly from the Northeast corner of Lot No. 6 conveyed to Fred J. Cobb, by deed from Herman T. Cobb, of record in Book 2029, page 176, said Register's Office, said point being 100 feet southerly from the Southeast corner of Lot No. 8 on said plan, and being the Northeast corner of Lot 7-D; thence with the line between Lot Nos. 7-D and &-E, North 84 degrees 30 minutes West 197.3 feet to a fence; thence with said fence, North 4 degrees 45 minutes East 50 feet to the Southwest corner of Lot No. 7-F; thence with the lines between Lot Nos. 7-E and 7-F, South 84 degrees 30 minutes East 196.6 feet to the westerly margin of Hillside Road; thence with the same South 4 degrees West 50 feet to the point of beginning.

Being the same property conveyed to Elmer Dorris Goad and wife, Ina H. Goad by Warranty Deed from Sadler Brothers Trucking & Leasing Company, Inc of record in Book 5669, page 488, Register's Office for Davidson County, Tennessee, dated October 22, 1980 and recorded on October 24, 1980.

Being the same property conveyed to Jeffrey A. Greene Trustee by Quitclaim Deed from Elmer Dorris Goad and wife, Ina H. Goad of record in Book 10685, page 459, Register's Office for Davidson, County, Tennessee, dated October 24, 1997 and recorded on November 17, 1997, and within the same deed the said Jeffrey A. Greene , Trustee conveyed his interest in the subject property to Dorris Goad and Ina Goad, as tenants in common without right of survivorship.

Said Dorris Goad aka Elmer Dorris Goad having since died intestate on August 24, 2018, and pirsuant to Affidavit of Heirship of record in Instrument No. 20241104-0085274, said Register's Office, his heirs at low being Ina Goad, Lance W. Goad and Johnny W. Goad. The said Ina Goad aka Ina Zunniel Goad having since died intestate on August 07, 2022, and pursuant to Affidavit of heirship of record in Instrument No. 202411040085275, said Register's Office, her heirs at low being Lance W. Goad and Johnny W. Goad.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Lance W. Goad and Johnny W. Goad of record in Instrument No. 20241104-0085276 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 04, 2024.

Being the same property conveyed to Prolific Homes LLC, a Tennessee Limited Liability Company and TST Homes LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241104-0085467 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 04, 2024.

Being also known as 3056 Hillside Road, Nashville, TN 37207.

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 July 23. 2025.

Affiant Signature

25th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th 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