QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF ~~DAVIDSON~~} Wilson The actual consideration or value, whichever is greater for this transfer is $0 00 E. Muggler SHERRY H. ESCOBAR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Subscribed and sworn to before me This 23 day of July, 2025 Sherry H Escobar Notary Public My Commission Expires 3-28-26	
Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Richmond Crossings, LLC P.O. Box 148026 Nashville, TN 37214	**New Owner**	**095-12-00-239.00**
This instrument was prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.		

Karen Johnson Davidson County
Batch# 1305882 DEEDQC
08/04/2025 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250804-0061668

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **E. Muggler, Trustee of the E. Muggler Revocable Living Trust, dated October 7, 2010,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Richmond Crossings, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee") all of its interest in the following described parcel of real estate located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 3 on the plat of the 1st Revision Hibbitts Road Estates, of record in Instrument No. 20030805-0110731, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to E. Muggler, Trustee of the E. Muggler Revocable Living Trust, dated October 7, 2010, by Quitclaim Deed from Elfriede Muggler in record of Instrument No. 20101123-0093724, Register's Office for Davidson County, Tennessee.

This property is commonly known as 2644 Hibbitts Road, Nashville, TN 37214..

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 23 day of July, 2025.

Grantor:

Elfriede Muggler
Trustee

By: Elfriede Muggler, Trustee of the E. Muggler Revocable Living Trust, dated October 7, 2010

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Elfriede Muggler, Trustee for the E. Muggler Revocable Living Trust, dated October 7, 2010,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** for the E. Muggler Revocable Living Trust, dated October 7, 2010, and as such **Trustee** acknowledged the she is authorized to execute the foregoing instrument on behalf of **the E. Muggler Revocable Living Trust, dated October 7, 2010,** the within named bargainor, and that he as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the Trustee for the **E. Muggler Revocable Living Trust, dated October 7, 2010.**

WITNESS my hand and official seal at Nashville, Tennessee, this 23 **day of** July, **2025.**

Sherry H Escobar

Notary Public

My Commission Expires: 3-28-26

SHERRY H. ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 July 23, 2025.

AFFIANT SIGNATURE

Aug. 4, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 4 day of August, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.25

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029