BOX 10-A

Karen Johnson Davidson County
Batch # 1306337 DEEDQC
08/06/2025 09 32 33 AM 2 pgs
Fees $12 00 Taxes $0 00
20250806-0062357

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF AUGUST, 20 25

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

M.R. SCHODRASK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON MY COMM. EXPIRES MARCH 3, 2026

DM-ER-25-4308

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
McQuary Seboa Investments LLC	**Owner**	
(NAME)	(NAME)	**082-03-0-202 00**
1638 Valle Verde Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MCQUARY SEBOA INVESTMENTS** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MCQUARY SEBOA INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being the North 10 feet of Lot No 44 and the South 34 feet of Lot No 45 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for said County

Being the same property conveyed to Mcquary Seboa Investments by Warranty Deed from Stephanie S Whitworth, unmarried of record in Instrument No 20180129-0009194 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on January 29, 2018

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore, the preparer does not accept liability for this Instrument

This is **improved** property known as **1015 Stockell, Nashville, TN 37207**

Witness my/our hand(s) this the 1 day of AUGUST, 2025

Wayne Seboa
Sole ~~Member~~

STATE OF TENNESSEE
COUNTY OF ~~SEVIER~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE SEBOA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MCQUARY DEBOA INVESTMENTS the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 1 of AUGUST, 2025

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212