QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF Wilson The actual consideration or value, whichever is greater for this transfer is $0 00 Subscribed and sworn to before me This 17 day of September, 2025 Notary Public My Commission Expires 1.29.28	Karen Johnson Davidson County Batch# 1324788 DEEDQC 09/22/2025 02:42:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20250922-0075639 E. Muggler Affiant IVY TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Address New Owner as:	Tax Bill To:	Map / Parcel
Richmond Crossings, LLC **PO Box 148026** **Nashville, TN 37214**	**New Owner**	**096 130 017.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

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, with full power to mortgage , encumber , transfer and convey without joinder of any beneficiary** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Richmond Crossings, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as "Grantee"), its heirs and assigns, all of her interest in the following described parcel of real estate located in Davidson County, Tennessee·

Being Lot No. 3 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for said county.

Said lot fronts 68 feet on the north side of Wellman Drive and runs back 178.4 feet on the west line and 198.5 feet on the east line to a dead line in th rear on which it measures 111 feet.

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 is an improved property commonly described as 2726 Wellman Drive, Nashville, TN 37214.

This is the same legal description found in the last deed of record.

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 ___

day of September, 2025.

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

E. Muggler
By: E. Muggler, as Trustee

STATE OF TENNESSEE}
COUNTY OF Wilson }

Before me, the undersigned of the state and county mentioned, personally appeared, **E. Muggler, Trustee for 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 E. Muggler Revocable Living Trust, dated October 7, 2010**, and as such **Trustee** acknowledged that she is authorized to execute the foregoing instrument on behalf of **E. Muggler Revocable Living Trust, dated October 7, 2010,** the within named bargainor, and that she as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **E. Muggler as Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this 17 **day of** September, **2025.**

Ivy Tomlinson
Notary Public

My Commission Expires: 1.29.28

IVY TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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 9/17/25.

AFFIANT SIGNATURE

9/22/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22 day of September, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

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