THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Karen Johnson
Batch # 1326237
09/24/2025 10 21 20 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250924-0076161

QUITCLAIM DEED

FROM: CHRISTOPHER BRIAN COURNOYER and CHRISTOPHER D. DETRAY

TO: ATD DEVELOPMENT, LLC

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
ATD DEVELOPMENT, LLC 7021 Mayflower Circle Brentwood, TN 37027	New Owner	096-07-0-007.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 23 day of September, 2025.

My Commission Expires: 7·17·28

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

In consideration of One Dollar ($1.00), and other good and valuable consideration, CHRISTOPHER BRIAN COURNOYER, a married man, and CHRISTOPHER D. DETRAY, a married man, as tenants in common (hereinafter the "Grantor"), hereby quitclaim and convey all of Grantor's right, title and interest in and to the hereinafter described property to ATD DEVELOPMENT, LLC, a Tennessee limited liability company (hereinafter the "Grantee"). Said property is a certain parcel of land in Davidson County, State of Tennessee, more particularly described as follows.

SEE ATTACHED EXHIBIT "A"

This is improved property commonly known as. 312 Stewarts Ferry Pike, Nashville, TN 37214.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by Grantor and Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set their signatures to be effective as of the 23 day of September, 2025.

GRANTOR:

CHRISTOPHER BRIAN COURNOYER

CHRISTOPHER D. DETRAY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Christopher Brian Cournoyer, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, TN, this 23 day of September, 2025.

Notary Public

My Commission Expires. 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Christopher D Detray, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and seal, at office in Brentwood, TN, this 23 day of September, 2025

Notary Public

My Commission Expires 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

EXHIBIT "A"

PROPERTY DESCRIPTION

A tract of land in Davidson County, Tennessee described according to a survey made by Z.J. Wilkinson, Surveyor, April 30, 1947, as follows:

Beginning at a point in the center of Stewart's Ferry Pike; thence south 33 deg. 30' west 29 ft. to a point in the southerly margin of said Pike, 100 ft. easterly from the northeast corner of a tract of land owned by O. O. Baker, continuing in the same direction 181 ft., in all 210 ft. to a point, thence south 58 deg. 15' east 210 ft. to a point; thence north 33 deg. 30' east 210 ft. to the center of said Pike, thence with the center of said Pike north 58 deg. 15' west 210 ft. to the beginning, containing 1.01 acres, more or less.

Being the same property conveyed to Christopher Brian Cournoyer, a married man, and Christopher D. DeTray, a married man, as tenants in common by Warranty Deed from Meridian Capital Group, LLC, a Tennessee limited liability company of record in Instrument No. 20250210-0009828, Register's Office of Davidson County, Tennessee.