Karen Johnson Davidson County
Batch# 1339287 DEEDQC
10/29/2025 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251029-0086029

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:
Good Vine Ventures LLC 500 Belair Way Nashville, TN 37215	New Owner	132-01-0-187.00

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, **Tyler Walker and Edwin Walker, Jr.** does hereby quitclaim and convey unto **Good Vine Ventures LLC, a Tennessee limited liability company**, his successors, representatives, and/or assigns, his rights, title and interest in and to the following described tract of land in Rutherford County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 70, as shown on the map entitled Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Melissa G. McKinney by Warranty Deed from Jere Granville Carter, Co-Trustee and Judy Ann Root, Co-Trustee of the Carter Joint Revocable Living Trust Agreement U/A/D March 15, 1999 of record in Instrument No. 20051110-0136439 Register's Office for Davidson County, Tennessee, dated October 14, 2005 and recorded on November 10, 2005.

Being the same property conveyed to Tyler Walker and Edwin Walker, Jr., joint tenants with right of survivorship by Warranty Deed from Melissa G. McKinney, unmarried of record in Instrument No. 20250402-0024989 Register's Office for Davidson County, Tennessee, dated April 01, 2025 and recorded on April 02, 2025.

This is improved property, known as 947 Greerland Dr., Nashville, TN 37204

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20th day of October,2025

Affiant

My commission expires: 12-19-28
(Affix Seal)

Notary Public

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20 day of October, 2025.

Tyler Walker

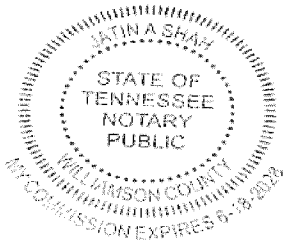
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2025, before me personally appeared Tyler Walker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of October, 2025.

Notary Public

My Commission Expires: 6-18-2028



IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of October, 2025.

E Walker
Edwin Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2025, before me personally appeared Edwin Walker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of October, 2025.

Notary Signature

My commission expires: 6-18-2028

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

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 October 20, 2025.

Affiant Signature

28th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

