Karen Johnson Davidson County
Batch# 1340299 DEEDQC
10/30/2025 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251030-0086509

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF ~~CHEATHAM~~ Davidson}
The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 30 day of October, 2025.

Notary Public

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

My Commission Expires: 1-24-29

Address New Owners as:	Tax Bill To:	Map / Parcel
March Egerton **109 Kenner Avenue, Ste. 201** **Nashville, TN 37205**	**New Owner**	**07207013400**

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 without the benefit of a title examination.

For a consideration, the receipt and sufficiency of which is hereby acknowledged, know all persons by these presents, **Southern Exchange and Acquisitions, Inc., Trustee of the Shiny Objects LL&C Trust,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **March Egerton** (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 the Easterly parts of Lot No. 1 and 2 and part of No. 2-A on the map of R.M. Dudley's Subdivision, as of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee, describes according to a survey made by Lewis D. Justice, Surveyor, March 22, 1948, as follows:

Beginning at a point on the Northerly margin of McGavock Road, 124 feet Easterly from the intersection of the Northerly margin of said road and Easterly margin of a 5 foot reserved strip lying on the Easterly side of Oxford Avenue; thence with the Northerly Margin of said McGavock Road Easterly 114.5 feet to the Westerly margin of 15 foot alley; thence the Westerly margin of said alley Northerly 83 feet to the Southwest corner of a part of said Lot No. 2-A conveyed to Chester Walker

by deed from C. E. Walker and wife, of record in Book 714, Page 497, Register's Office for said County, thence with the Westerly line of said Chester Walker Lot, Northerly 85 feet to the Northerly line of said Lot No. 2-A, Westerly 95.7 feet to a stake; thence southerly 190 feet to the point of beginning.

Being the same property conveyed to Southern Exchange and Acquisitions, Inc., Trustee of the Shiny Objects LL&C Trust, by Quitclaim Deed from Southern Exchange and Acquisitions, Inc., a Tennessee corporation, and Big Tent, LLC, a Tennessee Limited Liability Company, in record of Instrument No. 20241003-0076792, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1303 McGavock Pike, Nashville, TN 37216.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 29th day of October, 2025.

Grantors:
Southern Exchange and Acquisitions,
Trustee of the Shiny Objects LL&C Trust

By: Robert J. Notestine, III, as Registered Agent

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert J. Notestine, III, President for Southern Exchange and Acquisitions,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President for Southern Exchange and Acquisitions**, and as such **President** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Southern Exchange and Acquisitions,** the within named bargainor, and that he as such **President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Robert J. Notestine, III as President of the Corporation.**

WITNESS my hand and official seal at Nashville, Tennessee, this 30 **day of October, 2025.**

Notary Public

My Commission Expires: 1-24-29

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

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 Oct. 30, 2025.

AFFIANT'S SIGNATURE

Oct. 30, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 30 day of October, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

