Karen Johnson Davidson County
Batch# 1340379 DEEDQC
10/30/2025 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251030-0086608

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF CHEATHAM} 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 My Commission Expires: 1-24-29

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

Address New Owners as:	Tax Bill To:	Map / Parcel
RiverMax, LLC PO Box 60865 Nashville, TN 37206	**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, **March Egerton** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **RiverMax, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee"), all of his 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 March Egerton, by Quitclaim Deed from Southern Exchange and Acquisitions, Inc., Trustee of the Shiny Objects LL&C Trust, in record of Instrument No. 20251030-0086509, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 30 day of October, 2025.

[SIGNATURE AND NOTARY ON NEXT PAGE]

Grantors:

By: March Egerton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29 day of October, in the year 2025, before me the undersigned, personally appeared March Egerton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 29 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 Norestine 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 10/30/25.

AFFIANT SIGNATURE

10/30/25
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:

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