Karen Johnson Davidson County
Batch# 1345777 DEEDQC
11/13/2025 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251113-0090567

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ethan Daniels, a married man,** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **ECJW Investments, LLC,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee. being Lots Nos. 20, 21, and 22 on the Map of Wm. Coleman's Subdivision of 7.08 acres off the west part of Radnor College Land, as of record in Book 547, page 181, Register's Office for said County described together as follows:

Beginning on the northerly margin of Drake Avenue at the southwest corner of the property conveyed to Gordon M. Byram and wife by deed from Laura J. Coleman of record in Book 1541, Page 259, Register's Office for Davidson County, Tennessee; the said point being 50 feet west of the westerly margin of South Meade Street; thence with Byran's westerly line, northwardly 150 feet, more or less, to the line between lots Nos. 22 and 23; thence with the line between said lots westwardly 62 feet; thence southwardly 150 feet, more or less, to the northerly margin of Drake Avenue: thence with the same westwardly 50 feet to the beginning.

Being the same property conveyed to Peggy D. Stewart and Mary A. Rathburn, as tenants in common by deed from Myrtle P. Edwards of record in Instrument No. 200008240083707 Register's Office for Davidson County, Tennessee, dated August 14, 2000 and recorded on August 24, 2000.

Being the same property conveyed to Ken Woodard by Warranty Deed from Peggy D. Stewart and Mary A. Rathburn dated May 9, 2016 and recorded May 11, 2016 in Instrument No. 20160511-0046755, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Vic & Bills Properties, LLC by Quitclaim Deed from Ken Woodard, a married person, dated October 24, 2017 and recorded October 25, 2017 in Instrument No. 20171025-0109552, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ethan Daniels, a married man by Warranty Deed from Vic & Bills Properties, LLC, a Tennessee limited liability company, dated March 21, 2025 and recorded March 24, 2025 in Instrument No. 20250324-0021836, Register's Office of Davidson County, Tennessee

Grantor warrants that the above described property has been used for investment purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 12 day of **November, 2025.**

Ethan Daniels
Ethan Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ethan Daniels** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **November, 2025.**

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 12 day of **November, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **498 Drake Ave**
Nashville, TN 37211

TAX PARCEL NO.: **133-01-0-061.00**

PROPERTY OWNER: **ECJW Investments, LLC**
OWNER'S ADDRESS:

MAIL TAX BILLS TO: 5549 Kendall Dr.
Nashville, TN
37209

Certificate of Authenticity

I, Holly A. Mason, 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 November 12, 2025.

Affiant Signature

11/12/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of November, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026