RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-34054-25

Karen Johnson Davidson County
Batch# 1347805 DEEDQC
11/18/2025 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251118-0092052

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of Sept, 2025

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Southeast Investment Capital Group, LLC 2006 Acklen Ave. Unit 120556 Nashville, TN 37212	Same as Address of New Owner	072-05-0V-001-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Southeast CG, LLC, a Tennessee limited liability company ,** hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all its right, title and interest unto **Southeast Investment Capital Group, LLC, a Delaware limited liability company,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit A on the Plan of the Townhomes at Vivian, appearing at Exhibit B in, and as established by, that Declaration Establishing a horizontal property regime for the Townhomes at Vivian, of record in Instrument #20231019-0081949, amended in Instrument #20231222-0098977, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Southeast CG, LLC, a Tennessee limited liability company, from K Properties LLC, a Tennessee limited liability company, by Quitclaim Deed dated May 1, 2024 and recorded May 2, 2024 in Instrument #20240502-0032288, said Register's Office.

Being the same property conveyed to Southeast CG, LLC, a Tennessee limited liability company, from 9th Avenue Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 29, 2024 and recorded May 2, 2024 in Instrument #20240502-0032091, said Register's Office.

Being a portion of the same property conveyed to 9th Avenue Nashville, LLC, a Tennessee limited liability company, from Southeast Investment Capital Group,

LLC, a Delaware limited liability company, (erroneously shown as Southwest Investment Capital Group, LLC, a Delaware limited liability company) by Quitclaim Deed dated April 12, 2023 and recorded April 14, 2023 in Instrument #20230414-0027382, said Register's Office.

Being a portion of the same property conveyed to K Properties LLC, a Tennessee limited liability company, from Allurant Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated May 9, 2022 and recorded May 18, 2022 in Instrument #20220518-0057192, said Register's Office.

Being a portion of the same property conveyed to Southeast Investment Capital Group, LLC, a Delaware limited liability company, from Winburn Sircy, Jr., Janice M. Sircy, Julie Ann Sircy, and Ronald C. Sircy, by Warranty Deed dated December 3, 2021 and recorded December 30, 2021 in Instrument #20211230-0172112, said Register's Office.

WITNESS ITS HAND, this 14th day of November, 2025.

Grantor:

Southeast CG, LLC, a Tennessee
limited liability company

BY: _____
Amani Kelly, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of November, 2025, before me, appeared Amani Kelly, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Southeast CG, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Southeast CG, LLC and said Amani Kelly acknowledged said instrument to be the free act and deed of Southeast CG, LLC.

WITNESS my hand and seal, this the 14th day of November, 2025.

_____
Notary Public

_____
Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Nov 14, 25 (date of document).

Jennifer L Pennell

Nov 17, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Nov 17, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

