Karen Johnson
Batch # 1351673
12/01/2025 08 27 07 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20251201-0094759

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JENNY GOSHEFF
GOSHEFF ESTATE & TRUST LAW LLC
116 EAST BERRY STREET
SUITE 920
FORT WAYNE, IN 46802

OWNER (SEND TAX BILLS TO):

6452 THUNDERBIRD LLC
104 WESTMINSTER PLACE
NASHVILLE, TN 37205

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ALENE CULVER, a widow, who acquired title as single, and BRITTANY CULVER, single (herein, "Grantor"), whose address is 104 Westminster Place, Nashville, TN 37205, hereby bargains, sells, remises, releases, quit claims and conveys to 6452 THUNDERBIRD LLC, a Tennessee limited liability company (herein, "Grantee"), whose address is 104 Westminster Place, Nashville, TN 37205, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6452 Thunderbird Drive, Nashville, TN 37209

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 102-04-0-022

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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

GRANTOR:

Alene Culver

Alene Culver

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alene Culver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2025.

[Affix Notary Seal]

MICHAEL HERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC

My commission expires: May 8, 2029

GRANTOR:

Brittany Culver

November 14, 2025

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brittany Culver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2025.

[Affix Notary Seal]

MICHAEL HERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 8, 2029

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is zero dollars.

Grantee:

6452 Thunderbird LLC, a Tennessee limited liability company

By: _____
Printed Name: Brittany Culver
Title: ~~Member~~, COO

Subscribed and sworn to under oath before me, this 14th day of November, 2025 by Brittany Culver, as COO of 6452 Thunderbird LLC, a Tennessee limited liability company.

[Affix Notary Seal]



_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: May 8, 2029

EXHIBIT A

[Legal Description]

LAND in Davidson County, Tennessee, being Lot No 1109 on the Map of Charlotte Park, Section 13, of record in Plat Book 2900, Pages 142 and 143, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20211001-0132548, on October 1, 2021.

PIN NO: 102-04-0-022

STREET ADDRESS:

6452 Thunderbird Drive, Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer