Karen Johnson Davidson County
Batch# 1354408 DEEDQC
12/04/2025 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251204-0096620

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 3 day of December, 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
Main Street Land Trust **PO Box 160730** **Nashville, TN 37216**	**New Owner**	05104017900 05104006600 05104006700
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 **Southern Exchange and Acquisitions, Inc., Trustee of the Main Street Land Trust** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Tract I [05104017900]
Tract A of the subdivision of the James and Mary Crossman property of record in Instrument No. 20010508-0047136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description hereof.

Being the same property conveyed to Belle Meade Title and Escrow, as Trustee, by Warranty Deed from Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, in record of Instrument No. 20250212-0010674, Register's Office for Davidson County, Tennessee.

This property is commonly known as 0 West Webster Street, Madison, TN 37115.

Tract II [05104006600]

Land in Davidson County, Tennessee, being Unit (66) on the Subdivision of the James and Mary Crossman Property of record in Instrument No. 20010508-0047136, Register of Deeds Office for Davidson County, Tennessee. Excluded from this description is Tract A.

Being the same property conveyed to Belle Meade Title and Escrow, as Trustee, by Warranty Deed from Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, in record of Instrument No. 20250212-0010674, Register's Office for Davidson County, Tennessee.

This property is commonly known as 103 West Webster Street, Madison, TN 37115.

Tract III [05104006700]

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at the northeast intersection of Webster Street and the L & N Railroad right-of-way, thence along said right-of-way North 18 deg. 33' East 323 feet, more or less, to Cartwright's southwest corner, now the Madison Shopping Center; thence along the Madison Shopping Center line, South 55 deg. East 209.6 feet; thence South 18 deg. 33' West 271.4 feet to the north margin of Webster Street; thence with Webster Street, North 49 deg. West 200 feet to the point or place of beginning.

Being the same property conveyed to Belle Meade Title and Escrow, as Trustee, by Warranty Deed from Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, in record of Instrument No. 20250212-0010674, Register's Office for Davidson County, Tennessee.

This property is commonly known as 115 West Webster Street, Madison, TN 37115.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 3 day of December, 2025.

Grantor:

By: March Egerton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 3 day of December, 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 3 day of December, 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

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 December 3, 2025.

AFFIANT SIGNATURE

12/4/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 4 day of December, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

