Karen Johnson Davidson County
Batch# 1355931 DEEDQC
12/10/2025 09:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251210-0098080

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, **RICHARD COLE DIAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** ("Grantor"), hereby remises, releases, conveys, and quit claims unto **Richard Cole Dias, Ethan R. Winslow, and Chase R. Dias,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-subdivision of Lots 2, 3 and the Southerly 30' of Lot 4 Plan of Midway of record in Plat Book 3106, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that property sold to the State of Tennessee at Book 4176, Page 396, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RICHARD COLE DIAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY by virtue of that certain Warranty Deed dated October 1, 2025, and being of record at Instrument No. 20251007-0080003 in the Register's Office of Davidson County, Tennessee. *Grantor warrants that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

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/we have executed this instrument the 1st day of **October, 2025.**

Richard Cole Dias

STATE OF CA
COUNTY OF Fresno

Personally appeared before me, a Notary Public in and for said state and county, **Richard Cole Dias**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 01st day of **October, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 22, 2029

KEISHA R. BRYANT
Commission # 2583041
TULARE County
California - Notary Public
Comm. Exp. NOV. 22, 2029

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 9 day of December, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

PROPERTY ADDRESS: **910 29th Ave N, Nashville, TN 37209**
TAX PARCEL NO.: **09206004000**
PROPERTY OWNER: **Richard Cole Dias, Ethan R. Winslow, and Chase R. Dias**
OWNER'S ADDRESS: New Owners
MAIL TAX BILLS TO: Property Address

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 December 9, 2025.

Affiant Signature

12/9/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of December, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY