Karen Johnson Davidson County
Batch# 1358996 DEEDQC
12/17/2025 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251217-0100358

Pactima eNotary (RON) Package ID: fk-YYI-_JWQkgp-XhbKhw / Document ID: [2] rp1vZaTh_kFWORnqrlai9

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF Florida
COUNTY OF Saint Lucie

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Julian Bankston Shannon Bankston
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of December, 2025. Presented a driver license

Berjoh Elise Fullilove
NOTARY PUBLIC Berjoh Elise Fullilove

COMMISSION EXPIRES: 07/06/2028

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

BERJOH ELISE FULLILOVE
Notary Public- State of Florida
Commission # HH501831
My Comm. Expires Jul 06, 2028
Online notarization using audio/video communication

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Modern Vibez, LLC 65 Lindsley Avenue #506 Nashville, TN 37210	Same as New Owner	093-11-0H-047.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **JULIAN BANKSTON and SHANNON BANKSTON, husband and wife** (hereinafter "Grantors"), do hereby convey, remise, release and quitclaim unto **MODERN VIBEZ, LLC, a Tennessee limited liability company** (hereinafter "Grantee"), all of our right, title and interest in and to the following described tract (parcel) of land in Cheatham County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 506 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 as amended in Instrument No. 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Julian Bankston and Shannon Bankston, husband and wife, by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20211223-0169930, dated December 21, 2021, recorded December 23, 2021, Register's Office Davidson County, Tennessee.

This is improved property known as 65 Lindsley Avenue #506, Nashville, TN 37210.

This conveyance is subject all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 12th day of December, 2025.

Julian Bankston
JULIAN BANKSTON, Grantor

Shannon Bankston
SHANNON BANKSTON, Grantor

STATE OF Florida)
)
COUNTY OF Saint Lucie)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **JULIAN BANKSTON** and **SHANNON BANKSTON**, Grantors in the within instrument, with whom I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that they did so freely and voluntarily and for the purposes therein contained. Presented a driver license

WITNESS MY HAND and seal this 12th day of December, 2025.

Commission Expires: 07/06/2028

Berjoh Elise Fullilove
NOTARY PUBLIC Berjoh Elise Fullilove

BERJOH ELISE FULLILOVE
Notary Public- State of Florida
Commission # HH501831
My Comm. Expires Jul 06, 2028

Online notarization using audio/video communication.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 12, 2025.

J. Carlton Drumwright

December 12, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 12, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY