This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Address of Owner:
William N. Dodds Jr.
727 Holt Rd
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1360977 DEEDQC
12/22/2025 04:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101703

Send Tax Bill to:
OWNER

Map & Parcel #:
133-01-0-133.00

IMPORTANT:

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **KAFWND, LLC, a Tennessee limited liability company** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim, unto **William N. Dodds, Jr., and wife, Kimberly A. Franks,** their heirs and assigns, all right, title and interest in and to the following described property to-wit:

A Tract or parcel of land situated and lying in Davidson County, Tennessee, described as follows:

Being Lot No. 97 and the easterly part of Lot No. 96 on the plan of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office for Davidson County, described as follows:

Beginning on the southerly margin of Patterson Street at the corner of Lots Nos. 97 and 98; thence with said street westerly 56 feet to the northeast corner of the property conveyed to Frances Jentkins Darnell by deed John R. Todd and wife, of record in Book 1816, page 111, said Register's Office; thence with the easterly line of said Darnell's property southwardly 158 feet, more or less to the northerly margin of an alley; thence with said alley eastwardly 54 feet, more or less, to the corner of Lots Nos. 97 and 98; thence with the line between said two lots northwardly 157.7 feet to the beginning.

Being the same property conveyed to KAFWND, LLC, a Tennessee limited liability company from Magi Group, LLC, by deed dated August 1, 2013, of record in Instrument Number 20130814-0085265, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

Witness our hands this the 19 day of December, 2025.

KAFWND, LLC, a Tennessee limited liability company

By: _____
William N. Dodds, Jr., Member

By: _____
Kimberly A. Franks, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **William N. Dodds Jr.,** and **Kimberly A. Franks** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be the **Members of KAFWND, LLC, a Tennessee limited liability company,** the within named bargainor, a limited liability company, and that they as such authorized members, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized members.

Witness my hand and official seal this the 19th day of December, 2025.

_____
NOTARY PUBLIC
My commission expires: 4-22-28

KARLA A. MORRIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

_____
AFFIANT

Subscribed and sworn to before me this 19th day of December, 2025.

_____
NOTARY PUBLIC
My Commission Expires: 4-22-28

KARLA A. MORRIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 19, 2025.

John M. Lee, Attorney

Date: December 19, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 19th day of December 2025.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
8-31-2027