Karen Johnson Davidson County
Batch# 1361328 DEEDQC
12/23/2025 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0102260

Prepared and Return to:
Amy Cross Nance Attorney At Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December,2025.

Notary Public
My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Austral Investment Group, Inc 160 Akers Trail Gallatin, TN 37066	**Same**	**148-02-0-107**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Linbar, LLC a Tennessee limited liability company has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Austral Investment Group, Inc., a Tennesse corporation its successors and and/or assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 13 on the Plan of re-subdivision of Reserve Parcel B of Century Center Park of record in Plat Book 5800 Page 94 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof

Being the same property conveyed to Linbar, LLC a Tennessee limited liability company and Austral Investment Group, Inc. by deed from Carter Series, LLC -Linbar Series a designated Series of Carter Series, LLC, a Tennessee limited liability company of record in Instrument No. 20250609-0045079 Register's Office for Davidson County, Tennessee.

This is improved property known as 5144 Linbar Drive, Nashville, TN 37211

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

WITNESS my hand this 17 day of December, 2025

Linbar, LLC a Tennessee limited liability company

By: _____
Edwin DeAngel
Authorized Member

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
ST

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Edwin DeAngel, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Member of Linbar, LLC a Tennessee limited liability company being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Linbar, LLC a Tennessee limited liability company.

Witness my hand, at office, this 17 day of December 2025.

Susie J Ingram
Notary Public

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

My Commission expires: 11/2/2026

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 22nd day of December, 2025

Dated 12/22/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 22nd day of December, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL