Karen Johnson Davidson County
Batch# 1367630 DEEDQC
01/08/2026 01:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260108-0001829

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer ~~is:~~ $0.00. Affiant Subscribed and sworn to before me, this 2nd day of January, 2026 Notary Public My Commission Expires: 7-7-2027

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027 ELIZABETH K. HOPKINS

QUITCLAIM DEED

38997

Address New Owner: Beau Moore and Alexa Frankum 8811 Old Charlotte Pike Pegram, TN 37143	Send Tax Bills To: New Owner 8811 Old Charlotte Pike Pegram, TN 37143	Tax Information: Map and Parcel No.: 112 45.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **8811 OLD CHARLOTTE PIKE LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **BEAU MOORE and ALEXA FRANKUM as joint tenants with right of survivorship,** their heirs and assigns, all of its right, title and interest in the real property in the County of Cheatham, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

This is improved property known as 8811 Old Charlotte Pike, Pegram, Tennessee, 37143.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of January, 2026.

GRANTOR: 8811 OLD CHARLOTTE PIKE LLC, a Tennessee limited liability company

By: _____, President
Dan Frankum, President

By: _____, Secretary
Alexa Frankum, Secretary

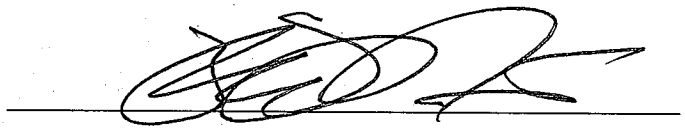
By: _____, Member
Beau-Gabriel Moore, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

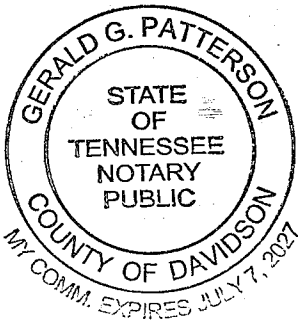
Personally appeared before me, a Notary Public in and for the County and State aforesaid, Dan Frankum, Beau Moore, and Alexa Frankum, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained and who further acknowledged that they are the Members of 8811 Old Charlotte Pike LC, a Tennessee limited liability company, the maker, or a constituent of the maker, and are authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of January, 2026.



Notary Public

My Commission Expires: 7-7-2027



Land in the 9 Civil District of Davidson County, Tennessee, being more particularly described according to a survey by John Kohl and Company, dated December 21, 1979, as follows:

Beginning at an iron pin in the center of Old Charlotte Road or Pike at the Southwesterly corner of the property conveyed to John F. Randles of record in Book 4826, page 926, said Register's Office, said pin also being at the Northwesterly corner of the herein described tract; thence with the center of said road, South 64 degrees West 155 feet, (145 feet field measure), to an iron pin in the Northwesterly corner of the property conveyed to Charles H. Hulan of record in Book 4634, page 557, said Register's Office; thence leaving the center of Old Charlotte Road or Pike with Hulan's Northeasterly line, South 40 degrees East 1,085 feet to a point; thence North 37 degrees East 155 feet to the Northeasterly corner of the Randles property; thence with Randles' Southwesterly line North 40 degrees West 1,010 feet to the point of beginning, containing 3.70 acres, more or less.

BEING the same property conveyed to 8811 OLD CHARLOTTE PIKE LLC, a Tennessee limited liability company by Warranty Deed from Hunter Moore, unmarried, of record or as Instrument # 20260108-0001585, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 January 2, 2026 (date of document).

Affiant Signature

1/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of January 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027