Name and Address of New Owner:
Johannes Bengtson Sylvan, IV and Kimberly Dawn Sylvan
6531 Marauder Drive
Nashville, TN 37209

Send Tax Statements To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1369754 DEEDQC
01/15/2026 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260115-0003545

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Map & Parcel(s):
102-03-0S-001.00-CO

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johannes Bengtson Sylvan IV and Kimberly Dawn Sylvan, husband and wife**, hereinafter called the GRANTOR, does convey and quitclaim their interest in the herein described property unto **Sylvan Family Revocable Trust dated April 28, 2021**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 6531 and 6533 Marauder Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20241121-0090876, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johannes Bengtson Sylvan IV and Kimberly Dawn Sylvan, husband and wife, by Warranty Deed filed for Record in Instrument No 20250923-0075967 in the Register's Office of Davidson County, TN.

This is improved property known as: 6531 Marauder Drive, Nashville, TN 37209

[signature page to follow]

WITNESS our hand this 12 day of January, 2026 ~~2025~~.

Johannes Bengtson Sylvan IV

Kimberly Dawn Sylvan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12 day of January, 2026 ~~2025~~, before me personally appeared Johannes Bengtson Sylvan, IV and Kimberly Dawn Sylvan, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 12 day of January, 2026 ~~2025~~.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 0.00.

Affiant Signature

Subscribed and sworn to before me, this the _____ day of _____, 2025.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12 day of January, 2026, before me personally appeared Johannes Bengtson Sylvan, IV and Kimberly Dawn Sylvan, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 12 day of January, 2026.

Notary Public
My Commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 0.00.

Affiant Signature

Subscribed and sworn to before me, this the 12th day of January, 2026.

Jameka Braden
Notary Public
My Commission Expires: 10/17/29

JAMEKA BRADEN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **1/12/26**.

Date

Affiant Signature

1/14/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **14th** day of **January**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029
Date

Notary's Seal (if on paper)

