Karen Johnson Davidson County
Batch# 1370745 DEEDQC
01/16/2026 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260116-0003914

This Instrument prepared by and after recording return to:
Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
B. Haven Trust **115 Guineveres Retreat** **Franklin, TN 37067**	**072-06-1F-001.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BIANCA RHEA JONES, a single woman** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **B. HAVEN TRUST U/T/A DATED JANUARY 8, 2026** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 908A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 908 Maynor Avenue Residences, with Private Elements of record as Instrument No. 20160328-0028371 and being shown on Plat attached thereto as "Exhibit C", 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 BIANCA RHEA JONES, a single woman, by deed from MBO11 Holdings, a general partnership, of record in Instrument No. 20171218-0128487 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 908A Maynor Avenue, Nashville, Davidson County, Tennessee 37216.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 8th day of January, 2026.

GRANTOR:

Bianca R. Jones

BIANCA RHEA JONES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **BIANCA RHEA JONES, a single woman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of January, 2026.

T. Strickler

NOTARY PUBLIC

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is ~~$0.00~~.

B Jones

Affiant

Subscribed and sworn to before me, this 8th day of January, 2026.

T. Strickler

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 8, 2026 (date of document).

Affiant Signature

1/15/26

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of January, 2026.

Notary's Signature

My Commission Expires: 9/7/26

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY