Name and Address of New Owner:
Joshua C. Jarratt
107 Tudor Court
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1375387 DEEDQC
02/03/2026 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260203-0007399

Send Tax Bills To:
Josh Jarratt
107 Tudor Court
Goodlettsville, TN 37072

This Instrument Prepared By:
Durinda Crabtree
Capstone Title and Escrow LLC
210 Baber Park
Suite 150
Gallatin, TN 37066

Map & Parcel No: 051-14-0C-001-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **M&W Investment Group, LLC, a Tennessee limited liability company and Jarratt Builders, LLC, a Tennessee limited liability company,** "the Grantor," each convey and quitclaim unto **Joshua C. Jarratt, a single man,** "the Grantee," all their undivided one half (1/2) interest in the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Unit A of 333 WALTON LANE HOMES, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for 333 WALTON LANE HOMES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230622-0047229, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 333 WALTON LANE HOMES, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "A" to said Declaration appearing of record as Instrument No. 20230622-0047229, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to M&W Investment Group, LLC, an undivided one-half interest, by Quitclaim Deed from Jarratt Builders, LLC, an undivided one-half interest, of record in Instrument No. 20240105-0001237, in the Register's Office of Davidson County, Tennessee, dated January 04, 2024 and recorded on January 05, 2024.

Being part of the same property conveyed to Jarratt Builders, LLC, by Warranty Deed from Maulice R. Calhoun and MPG Marketing, LLC, of record in Instrument No. 20230403-0023933, in the Register's Office of Davidson County, Tennessee, dated March 31, 2023 and recorded on April 03, 2023.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 29th day of January, 2026.

M&W Investment Group, LLC, a Tennessee limited liability company

By:_____
Logan Allen Martin, Member

By:_____
James Carter Wiseman, Member

Jarratt Builders, LLC, a Tennessee limited liability company

By:_____
Joshua C. Jarratt, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of January, 2026, before me personally appeared Logan Allen Martin, James Carter Wiseman, Joshua C. Jarratt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of January, 2026.

_____
Notary Signature
My commission expires: 5/24/28

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 29th day of January, 2026.

_____
Notary Signature
My commission expires: 5/24/28

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

202602030007399

Tennessee Certification of Electronic Document

I, Doug Jones, 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 1/29/2026 (date of document).

Affiant Signature

1/29/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/24/2028

NOTARY'S SEAL

