This Instrument Prepared By: Margie Rigsby Miller, Esq. , 3084 Blue Springs Road, Smithville, TN 37166. from information provided by the Grantor.

Name & Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Billy Ray King 307 Rembrandt Dr. Old Hickory, TN 37138	SAME	149-04-0-009.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, Billy R. King, President, of The Income Center, Inc., Grantor, a Tennessee Corporation, have bargained and sold and do hereby transfer and convey unto Billy Ray King, Grantee, his heirs and assigns, forever, that certain tract or parcel of land known as 355 Bell Road, Nashville, TN 37217 located in Davidson county, State of Tennessee, Described As follows, To-Wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Dorhill Acres, Section Two of record in Plat Book 2331, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 fronts 150 feet on the Westerly side of Bell Lane in the arc and extends back 315.0 feet on the Northerly line and 245.0 feet on the Southerly line on the rear measuring 233.3 feet.

Being the same property conveyed to Kevin Troy Douglas and Tommy Aaron Douglas and wife, Lera Ann Douglas., as joint tenants with the right of survivorship by Warranty deed from Charles M. Natcher and wife, Jean K. Natcher of record in Book 6914, page 794, Register's Office for Davison County, Tennessee, dated July 03, 1986 and recorded on July 11, 1986. Kevin Troy Douglas having since died February 8, 2002 leaving Tommy Aaron Douglas and Lera Ann Douglas as surviving tenants by the entirety; and being the same property conveyed to Income Tax Center, Inc. (The) by Warranty Deed from Tommy Aaron Douglas and wife, Lera Ann Douglas on May 22, 2017 and recorded on June 16, 2017 of record in instrument #20170616-0060802.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes..

The preparer of this deed does not provide a title opinion of the property described and transferred above. The deed was prepared from information provided by the Grantor.

WITNESS on this 27th day of January ~~2026~~ 2026

The Income Tax Center Inc
by Billy R. King, President

The Income Center, Inc.
By Billy R. King President

Karen Johnson
Batch # 1375515
02/03/2026 02:34:06 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260203-0007566

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Billy R. King, President of Income Tax Center, Inc. (The),** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 27th day of January, 2026.

Margie Rigsby Miller
Notary Public

My Commission Expires: 7-2-2029



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRNASFER IS $ - 0 -.

Billy R. King President
Affiant

Subscribed and sworn to before me, this the 27th day of January 2026.

Margie Rigsby Miller
NOTARY

My Commission Expires: 7-2-2029



Exhibit A

Tracking Number
B2025199424

Annual Report

Division of Business and Charitable Organizations
Department of State
State of Tennessee
312 Rosa L. Parks Avenue, 6th Floor
Nashville, Tennessee 37243
Phone: 615-741-2286
sos.tn.gov/businesses

Control #: 000160455
Filed: 04/02/2025 03:08 PM
Tre Hargett
Secretary of State

Tre Hargett
Secretary of State

Entity Information

Business Name: INCOME TAX CENTER, INC. (THE)
Entity Type: For-Profit Corporation
Place of Formation: TENNESSEE

Control Number: 000160455

Principal Office Address:
355 BELL RD
USA, NASHVILLE, TN 37217-3811

Mailing Address:
355 BELL RD
USA, NASHVILLE, TN 37217-3811

Nature of Business (NAICS):
541219 - Other Accounting Services

Officer Information

BILLY KING
355 BELL RD
NASHVILLE, TN 37217, USA
Director,President

Registered Agent Information

BILLY R KING
355 BELL RD
NASHVILLE, TN 37217

Signature

☑ By entering my name in the space provided below, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day.

Signed Electronically: BILLY R KING
Title: PREISDENT

Date: 04/02/2025