This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1375652 DEEDQC
02/04/2026 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260204-0007771

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
DKN Trust 4328 Skyridge Drive Nashville, TN 37207	Same	050 07 0A 048.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Devin Nava and Kinzie Nava (f/k/a Kinzie McBride), husband and wife, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustee of the DKN Trust, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 48, on the plan of FINAL PLAT SKYRIDGE (FORMERLY MULBERRY DOWNS PUD NO. 88P-056G0) SUBDIVISON PHASE 2, as shown on plat of record in Instrument 20211209-0163364, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Devin Nava and Kinzie McBride, husband and wife by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20221003-0108392, dated September 30, 2022, and recorded October 3, 2022, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 30th day of January, 2026.

Affiant _____

Notary Public _____ My Commission Expires:

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 4328 Skyridge Drive, Nashville, TN 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 30th day of January, 2026.

_____

Devin Nava,
Grantor

_____

Kinzie Nava (f/k/a Kinzie McBride),
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Devin Nava and Kinzie Nava (f/k/a Kinzie McBride), Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 30th day of January, 2026.

_____ My Commission Expires:

Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, R. Whitney Boyd, 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 30, 2026.

Date: 01/30/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on January 30, 2026.

Notary Public: J.D. Payne

My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026