Karen Johnson Davidson County
Batch# 1376670 DEEDQC
02/05/2026 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260205-0008354

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jacob Round 1055 Horseshoe Drive Nashville, Tennessee 37216	NEW OWNERS	061-14-0-064.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Melinda Elizabeth Solares,** a single woman, by these presents does hereby quitclaim and convey unto **Jacob Round**, a single man, his heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11, 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 45 fronts 60 feet on the Northerly side of Horeshoe drive and runs back between parallel lines 175 feet to a dead line.
>
> Being the same property conveyed to Jacob Round, a single, and Melinda Elizabeth Solares, a single woman, as tenants in common with rights of survivorship, from Greenwood BAM, LLC, a Tennessee limited liability company, by Warranty Deed dated November 10, 2021, and recorded November 22, 2021, in Instrument No. 20211122-0154523, Register's Office of Davidson County, Tennessee.

Commonly known as 1055 Horseshoe Drive, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2nd day of February 2026.

Affiant

My commission expires: 3/6/29
(Affix Seal)

Notary Public

JAMIE J. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26 day of January 2026.

Melinda Elizabeth Solares

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Melinda Elizabeth Solares**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 26 day of January 2026.

Notary Public

My Commission Expires: 10/19/2029

QRS 1 RYAN MATTHEW MCDUFFIE Comm. No. 2533143 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Exp. OCT. 19, 2029 QRS 1

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 26, 2026

Affiant Signature

2nd day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

