Karen Johnson Davidson County
Batch# 1380424 DEEDQC
02/12/2026 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260212-0011345

Prepared by and Returnable to:
Ashworth & Rye, PLLC
Robert C. Ashworth, Attorney
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
Natchez Properties, LLC 5134 Dale Ewing Road Franklin, TN 37064	New Owner	090-08-0-046.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **LISA DAVIS, an unmarried woman,** hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **NATCHEZ PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called **"GRANTEE,"** its successors and assigns, all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davison County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled the Plan of West Nashville Annex, Resubdivision of Lots 21, 22, 39, 40 and 41, of record in Plat Book 3106, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Lisa Davis, by deed from Natchez Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20190430-0039609, dated April 26, 2019, said Register's Office.
>
> Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent.

This is Improved property known as 6404 Frisco Avenue, Nashville, TN 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of February, 2026.

Grantor:

Lisa Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Lisa Davis** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2026.

Notary Public

My commission expires: 10-20-29

AMANDA R. B. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2029

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me, this 12th day of February, 2026.

Notary Public

My Commission Expires: 10-20-29

AMANDA R. B. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2029

True Copy Certification

I, Amanda R. B. Stephens, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on Febuary 12, 2026.

Signature

2/12/26
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Amanda R. B. Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

02/12/2026
Date

My Commission Expires: 01/22/2029

JENNIFER W HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 22, 2029