Karen Johnson
Batch # 1386396
02/27/2026 08:31:33 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260227-0015527

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Bix Properties, LLC 603 Hadley Avenue Old Hickory, TN 37138	NEW OWNER	024-00-0-051

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, **Gunnar Ebeling, an unmarried man** "the Grantor," conveys and quitclaims unto **Bix Properties, LLC, a Tennessee limited liability company** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, August 31, 1960, as follows:

Beginning on the easterly margin of Campbell Road, as located by said survey, at a point in the northern boundary line of the property conveyed to Leon Panning and wife by deed from Horace David Luster and wife, of record in Book 2923, Page 273, Register's Office for said County; thence with said Fanning's northerly boundary line, south 85° 45' east 320 feet to an iron pin, thence north 4° 15' east 150 feet to an iron pin thence north 77° west 256 feet to the easterly margin of Campbell Road; thence with the same, south 11° 45' West 56 feet and south 28° 15' west 144 feet to the beginning, containing 1.05 acres more or less.

Being the same property conveyed to Gunnar Ebeling, an unmarried man, from Betty Jean C. Hunter, an unmarried woman, by Warranty Deed dated October 20, 2021, and recorded on October 21, 2021, in Instrument No. 20211021-0141573 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 25 day of Feb, 2026.

Gunnar Ebeling

STATE OF TN)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Gunnar Ebeling, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of February, 2026.

Notary Public
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER