Karen Johnson Davidson County
Batch# 1392322 DEEDQC
03/12/2026 01:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260312-0019758

QUITCLAIM DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SOUTHEAST CG LLC, A WYOMING LIMITED LIABILITY COMPANY (NAME)	**NEW OWNER** (NAME)	**147 07 3B 001.00** **147-07-3B-002-00**
30 N GOULD STREET # 43622 SHERIDAN, WY 82801 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of March, 2026, the undersigned, **SOUTHEAST INVESTMENT CAPITAL GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **SOUTHEAST CG LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **4424 WINSTON AVENUE WEST, A & B, NASHVILLE, TN 37211** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A and B of WINSTON GROVE, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Winston Grove, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20240806-0059758, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Southeast Investment Capital Group LLC, a Tennessee limited liability company, by Quitclaim Deed from Waterstown Cove, LLC, a Tennessee limited liability company, of record in Instrument No. 20241014-0079351, in the Register's Office of Davidson County, Tennessee, dated October 08, 2024 and recorded on October 14, 2024.

Being part of the same property conveyed to Watertown Cove, LLC, a Tennessee limited liability company, by Quitclaim Deed from Southeast Investment Capital Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20240725-0056460, in the Register's Office of Davidson County, Tennessee, dated July 25, 2024 and recorded on July 25, 2024. Also see Affidavit of Scrivener's Error recorded in Instrument No. 20240830-0067186, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Southeast Investment Capital Group LLC, a Tennessee limited liability company, by Warranty Deed from William Henry Buford or Rosalyn Elaine Buford, Trustee(s) of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust, of record in Instrument No. 20231016-0080979, in the Register's Office of Davidson County, Tennessee, dated October 13, 2023 and recorded on October 16, 2023.

This improved property more commonly known as 4424 Winston Avenue West, A, Nashville, TN 37211 and 4424 Winston Avenue West, B, Nashville, TN 37211.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of March, 2026.

GRANTOR: SOUTHEAST INVESTMENT CAPITAL GROUP LLC
By: Amani M. Kelly
Its: Sole-Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared AMANI M. KELLY with who I am personally acquainted, and who upon oath acknowledged themself to be the Sole-Member of as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of , the within named Grantor, a duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Sole-Member, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Sole-Member.

WITNESS my hand, at office, on this 10th day of March, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 10, 2026

Affiant Signature

3/10/2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10 day of March, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY