**FROM: Benjamin Karshenas and Daniel Karshenas**

**TO: Modern Builders, LLC**

Karen Johnson
Batch # 1397327
03/25/2026 10:02:29 AM
Fees: $13.00 Taxes: $270.10

Davidson County
DEEDQC
2 pgs

20260325-0023620

# QUITCLAIM DEED

**Address of New Owner:**
Modern Builders, LLC
4302 ARNO Rd
~~Franklin, TN~~ 37064

**Send Tax Bills To:**
OWNER

**Map & Parcel:**
170 08 0B 065.00-CO

THIS INSTRUMENT WAS PREPARED BY

**Advantage Title and Escrow**
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217
#17995

Prepared from information furnished by the parties

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $73,000.00

Affiant

Subscribed and sworn to before me this the 6th day of March, 2026.

Notary Public
Commission Expires: 11/20/29

WE, **Benjamin Karshenas and Daniel Karshenas** do hereby quitclaim to **Modern Builders, LLC,** their Heirs and Assigns, all their rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Lot 65, on the Plan of Bridle Downs, Phase Two, as shown on plat of record in Plat Book 7900, Page 241, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said land.

Being the same property conveyed to Benjamin Karshenas, an unmarried man, and Daniel Karshenas, an unmarried man, by deed of record in Instrument NO. 20250220-0012363, Register's Office for Davidson County, Tennessee.

This is improved property known as: 228 Walking Horse Hill, Nashville TN 37211.

Witness my hand(s) this the 6th day of March, 2026.

Benjamin Karshenas

Daniel Karshenas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Karshenas and Daniel Karshenas 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 purpose therein contained.

Witness my hand and official seal at Nashville, TENNESSEE, this the 6th day of March, 2026.

Notary Public
Commission Expires: 11/28/26

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY