Karen Johnson
Batch # 1400149
04/01/2026 11:44:30 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260401-0025886

THIS INSTRUMENT PREPARED BY: **Morgan, Akins & Jackson, PLLC** **10 Burton Hills Blvd. Suite 210** **Nashville, TN 37215**	STATE OF TN COUNTY OF Davidson The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 31st day of March, 2026. Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

QUITCLAIM DEED

No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner: **Austin Alexander** **301 Westview Ave.** **Nashville, TN 37205**	Send Tax Bills To: New Owner	Tax Information: Map & Parcel #: 116 11 0 112.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Austin Alexander, a married man, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Austin Alexander, his heirs and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described:

See Exhibit "A".

This conveyance is subject to any and all existing easements and restrictions as shown of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2026.

Austin Alexander

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Austin Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Dallas, Texas, this the 26th day of March, 2026.

CAMPBELL WAGNER
Notary ID #135530906
My Commission Expires
September 2, 2029

Notary Public

My Commission Expires: September 2, 2029

No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 2 on the Revised Plan of the Resubdivision of Lot 24 and the Section of Harding and Hillsboro Boulevard contiguous on west, now closed of the plan of the Pendelton and Blair's Subdivision of Lynwood Park, as of record m Book 421, page 45, Register's Office for Davidson County, Tennessee and a part of Malone Street, now closed, and Lynnwood Boulevard, now vacated, all as of record m Book 5200, page 47, at said Register's Office. Also included is the addition of the closed right-of-way of Redwing Avenue as closed by Belle Meade Ordinance No. 2024-1, and being more particularly described as follows;

Beginning at an existing iron rod on the westerly right-of-line of Westview Avenue at a corner common with Rolling River Revocable Living Trust, as of record in Deed Instrument No. 20210505-0060165, at said Register's Office;

Thence leaving the westerly right-of-way line of Westview Avenue with the northerly property line of Rolling River Revocable Living Trust, North 82 deg 29 min 30 sec West, 278.35 feet to an existing concrete monument on the easterly right-of-way line of closed Redwing Avenue;

Thence South 63 deg 52 min 55 sec West, 41.41 feet to an existing concrete monument on the westerly right-of-way line of Redwing Avenue, at a corner common with Stephen Mathews, as of record in Deed Instrument No. 20140616-0052412 and Michael G. Craft, as of record in Deed Book 10635, Page 987, at said Register's Office;

Thence with the easterly property line of Michael G. Craft and the westerly right-of-way line of Redwing Avenue, North 22 deg 08 min 13 sec West, 199.07 feet to an iron rod set on the westerly property line of Michael & Jill Streams, as of record in Deed Instrument No. 20200626-0069458 and being a corner common with Drew & Shelton Kitchen, as of record in Deed Instrument No. 20231005-0078392, at said Register's Office;

Thence with the southerly property line of Drew & Shelton Kitchen, South 82 deg 33 min 22 sec East, 411.32 feet to an existing iron rod on the westerly right-of-way line of Westview Avenue;

Thence with the westerly right-of-way line of Westview Avenue, South 07 deg 18 min 21 sec West, 150.23 feet to the point of beginning, containing 55,851 square feet (1.28 acres more or less).

Being the same property conveyed to Austin Alexander, as of record in Deed Instrument No. 20230417-0028069, at said Register's Office.

No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.