Karen Johnson Davidson County
Batch# 1409579 DEEDQC
04/22/2026 08:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260422-0033001

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

Affiant

Subscribed and sworn to before me
This 21st day of April, 2026.

Notary Public

My Commission Expires: 4/20/28

MARY CHRISTINE PARDUE
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address New Owner as:	Tax Bill To:	Map / Parcel
Prime One Investments, LLC **301 Northcreek Blvd, Ste 913,** **Goodlettsville, TN 37070**	**New Owner**	**052-16-072** **052-16-073**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Milton E. Pirtle and Karen K. Pirtle, husband and wife,** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Prime One Investments, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as "Grantee"), its successors and assigns, all of their undivided interest in the following described parcels of real estate located in Davidson County, Tennessee:

Map & Parcel: 052-16-072

Being Lot No. 56 on the Plan of Marlin Meadows, Section No. 4, as of record in Book 2133, page 67, Register's Office for said county.

Said Lot 56 fronts 130 feet on the southwesterly side of Berwick Trail and runs back 345.4 feet on the northwesterly line and 252.6 feet on the southeasterly line, to a deadline, measuring 210 feet thereon.

Being the same property conveyed to Milton E. Pirtle and Karen K. Pirtle, husband and wife, by Warranty Deed from James C. Atkeison and Barbara J. Atkeison, in record of Instrument No. 20200616-0061866, Register's Office for Davidson County, Tennessee.

This is an improved property commonly described as 1230 A&B Berwick Trail, Madison, TN 37115.

This is the same legal description found in the last deed of record.

Map & Parcel: 052-16-073

Being Lot No. 55 on the Map of Marlin Meadows, Section IV, as of record in Book 2133, page 67, Register's Office for said county.

Said Lot 55 fronts 108 feet on the southwesterly side of Berwick Trail and runs back 252.6 feet on the northwesterly line and 209.9 feet on the southeasterly line, to a deadline, measuring 148 feet thereon.

Being the same property conveyed to Milton E. Pirtle and Karen K. Pirtle, husband and wife, by Quitclaim Deed from Prime One Investments, LLC, a Tennessee Limited Liability Company, in record of Instrument No. 20150213-0013412, Register's Office for Davidson County, Tennessee.

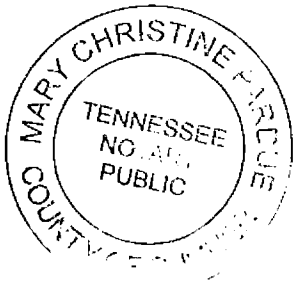
This is an improved property commonly described as 1232 Berwick Trail, Madison, TN 37115.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 2nd day of April, 2026.

Grantors:



Karen K. Pirtle

Milton E. Pirtle

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 2nd day of April, in the year 2026, before me the undersigned, personally appeared Karen K. Pirtle, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 2nd day of, 2026.

Notary Public



STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 2nd day of April, in the year 2026, before me the undersigned, personally appeared Milton E. Pirtle, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 2nd day of April, 2026.

Notary Public

Certificate of Authenticity

I, Robert J. Notestine, III, 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 4/2/26.

AFFIANT SIGNATURE

4/21/26
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 21 day of April, 2026.

Josephine R. Clark
NOTARY'S SIGNATURE

My Commission Expires: 1/24/29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029