Karen Johnson Davidson County
Batch# 1411780 DEEDQC
04/27/2026 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260427-0036367

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 27th day of April, 2026. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Erin Dias, Trustee	New Owner	044-05-0-147.00
PO Box 695		
Nashville, TN 37116		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ERIN DIAS, TRUSTEE OF THE 113 NEWELL AVENUE TRUST, a Tennessee limited liability company, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto ERIN DIAS, TRUSTEE OF THE SBN LAND TRUST, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns, all of its rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Rayon City Development Company of record in Book 843, Page 13, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Erin Dias, Trustee of The 113 Newell Avenue Trust by Quitclaim Deed from Erin Dias, Trustee of The 113 Newell Avenue Trust, dated 2/23/26 of record in Instrument No. 20260408-0028455, Register's Office of Davidson County, Tennessee.

Previously, being the same property conveyed to BBD Falcon Holdings, Trustee of The 113 Newell Avenue Trust, by Quitclaim Deed from Patricia A. Brazier dated 10/27/14 of record in Instrument No. 20141027-0098926, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

By way of recital, the property herein-described is improved property bearing the street address of 113 Newell Avenue, Old Hickory, TN 37148

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 22 day of April, 2026.

The 113 Newell Avenue Trust
BY: Erin Dias
ITS: Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State the within named Erin Dias, Trustee of The 113 Newell Avenue Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 22 day of April 2026.

Notary Public

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 4/22/26 (date of document).

Affiant Signature

4/27/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

