THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

New Owner:	Send Tax Bills To:	Map & Parcel No:
NEW PROVIDENCE PASS, LLC 325 Neelys Ben Road Madison, TN 37115	Same	052-01-0-104.00 and 052-01-0-105.00,

Karen Johnson Davidson County
Batch # 1412057 DEEDQC
04/28/2026 10:23:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260428-0036851

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Kookiroo, LLC.**, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **New Providence Pass, LLC** , the Grantee, their heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 15 and 16, of Block "A", on the Plan of Crittenden Estates of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luther William Jackson and Virginia Jackson, as tenants in common by Warranty Deed from Avert J. Gaw of record in Book 8050, page 628, Register's Office for Davidson County, Tennessee, dated February 20, 1990 and recorded on February 23, 1990.

Being the same property conveyed to Luther William Jackson by Last Will and Testament Deed from Virginia Mai Jackson, deceased of record in Book 8526, Page 616, Register's Office for Davidson County, Tennessee, dated August 16, 1991 and recorded on January 13, 1992.

Being the same property conveyed to Kookiroo, LLC, a Tennessee Limited Liability Company by Warranty Deed from Tiffany Leigh Stults of record in Instrument No. 20250502-0034061 Register's Office for Davidson County, Tennessee, dated April 30, 2025 and recorded on May 02, 2025.

Luther William Jackson is deceased on or about November 27, 2024.
Last Will and Testament, Case No. 25P186, Seventh Circuit (Probate) Court for Davidson County, Tennessee and recorded in Instrument No. 20250307-0017154, Register's Office for Davidson County, Tennessee.
Order Granting Probate of Will as Muniment of Title Only is recorded in Instrument No. 20250307-0017154, Register's Office for Davidson County, Tennessee.

Virginia Jackson is deceased on or about December 11, 1991.
Last Will and Testament, Docket No. 98432, Davidson County Probate Court and recorded in Book 8526, Page 616, Register's Office for Davidson County, Tennessee.
Order of Probate Court for Davidson County, Tennessee is recorded in Book 8526, Page 614, Register's Office for Davidson County, Tennessee.

This is __ unimproved _X_ improved property known as **325 Neelys Bend Road, Madison, TN 37115**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 27 day of April, 2026.

Kookiroo, LLC

BY: _____
Joel M. Peterson Morley
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared **Joel M. Peterson Morley,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **Kookiroo, LLC.,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 27 day of April, 2026.

My Commission expires 5/8/2028

_____
Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee
COUNTY OF Davidson

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

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC
My Commission Expires: 11-5-29