QUITCLAIM DEED

Karen Johnson
Batch # 1415427
05/04/2026 03:20:07 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260504-0039839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Warren Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL 2026.

Notary Public

MY COMMISSION EXPIRES: 8-21-29

NICHOLE CHAMBERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF HAMILTON

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
KeyMax Holdings, Inc.	**New Owner**	**06116038100**
(NAME)	(NAME)	
3731 Ringgold Road		
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37412		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **SWAY ESTATES, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **KEYMAX HOLDINGS, INC.** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF ITS RIGHT, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 28 day of April, 2026.

Warren Johnson

Sway Estates, LLC
By: Warren Johnson
Its: Authorized Signer

STATE OF TN

COUNTY OF Hamilton

On this the 28th day of April, 2026, before me personally appeared **WARREN JOHNSON**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the authorized signer of Sway Estates, LLC, and that the seal affixed to said instrument is the corporate seal of said company, and that said instrument was signed and sealed in behalf of said company, by authority of its members and said **WARREN JOHNSON** acknowledged said instrument to be the free act and deed of said company.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My commission expires: 8-21-29

NICHOLE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 of Block D on the map of Sunnymeade Subdivision as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sway Estates, LLC, a Tennessee limited liability company by Warranty Deed dated January 24th, 2025, from Wolfe Real Estate, LLC, a Tennessee limited liability company, recorded January 28th, 2025, in Instrument No. 20250128-0006579 in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1295 Sunnymeade Drive, Nashville, Tennessee 37216.