Karen Johnson Davidson County
Batch# 1418017 DEEDQC
05/08/2026 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260508-0041694

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAVIDSON

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

Stephanie Cole
Affiant Signature

Subscribed and sworn to before me on this the 7 day of May, 26.

Notary Public

My Commission expires 1/22/27

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Wayne Seboa
1638 Valle Verde Drive,
Brentwood, TN 37027

SEND TAX BILLS TO:
Wayne Seboa
1638 Valle Verde Drive,
Brentwood, TN 37027

MAP AND PARCEL NUMBER: 04100006204

QUITCLAIM DEED
26NT00995

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Infinity Management Group, Inc.

By these presents do remise, release and **QUITCLAIM** unto

Wayne Seboa

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being part of Lot No. 2 on the map of the Lands of K. J. Morris as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee and described according to a survey made by E. L. Miller, Jr & Co dated May 23, 1963 as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, said point being northwesterly 284.8 feet from the northwest corner of the property conveyed to Castleman Construction Company Book 3533, page 41); thence south 23 degrees 55' West 250 feet; thence North 81 degrees 30' West 51.7 feet to an iron pin; thence North 11 degrees 00' East 268 feet to the southerly margin of Old Hickory Blvd; thence with the same, South 68 degrees 05' East 76.8 feet and south 66 degrees 05' East 33.2 feet to the beginning.

Being the same property conveyed to Infinity Management Group, Inc. by Quitclaim Deed from Munchkin Management, LLC. as recorded 10/01/2024 in Book NA at Page NA as Document 20241001-0075836.

Commonly Known As: 1297 Old Hickory Blvd, Nashville, TN 37207-1421

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

Witness our hands this _____ day of **May 7, 2026**, _____.

Wayne Seboa 05/07/2026 10:12 AM CDT

Wayne Seboa, Sole Member, Infiniti Management Group, Inc.

State of Tennessee)
County of TN, Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Wayne Seboa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole member of Infiniti Management Group Inc, A Tennessee Corporation, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

05/07/2026 10:16 AM CDT

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr.

Notary Public

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Wayne Seboa 05/07/2026 10:12 AM CDT

Wayne Seboa

State of TN, Davidson }
County of _____}

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Wayne Seboa,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

May 7, 2026

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. 05/07/2026 10:16 AM CDT

Notary Public

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Tennessee Certification of Electronic Document

I, Justin Foster 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 5/7/26 (date of document).

Affiant Signature

5/7/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of May, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027