Karen Johnson Davidson County
Batch# 1419905 DEEDQC
05/13/2026 12:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260513-0043105

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067
202611314

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 1 day of May, 2026

NOTARY
My Commission Expires: 3/9/27

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Sanders Built Development LLC, A Tennessee limited liability co** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Sanders Built Development LLC, A Tennessee limited liability co and Brazil Realty Group LLC, a Tennessee Limited Liability Co.** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of that certain land or lot as described in Davidson County, Tennessee, as follows to-wit:
Being Lot No. 51 on the Plan of Thousand Oaks Estates as of record in Book 3700, page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sanders Built Development LLC. by deed from Nashville Metro Holdings, LLC, dated May 1, 2026, of record in Instrument No. 20260512-0042520, Register's Office for Davidson County, Tennessee.

Being also known as 361 Forrest Valley Drive, Nashville TN 37209

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sanders Built Development LLC, a Tennessee Limited Liability Company

_____

Jordan Franklin Sanders, member

STATE OF TENNESSEE
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jordan Franklin Sanders, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Sanders Built Development LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as Authorized Agent.

Witness my hand and official seal this 1 day of May, 2026.

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:
Sanders Built Development LLC
Brazil Realty Group LLC
361 Forrest Valley Drive
Nashville TN 37209

Responsible Party For Taxes:
New Owner
805 Division Street
Nashville TN 37203

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tax ID: 114-14-0-005.00

Certificate of Authenticity

I, Nick Harris, 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 5/1/26.

Affiant Signature

5/1/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of May, 20 26.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY