Karen Johnson Davidson County
Batch# 1427024 DEEDQC
06/01/2026 04:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260601-0049278

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Newton Investment Group, LLC 806 Huntington Circle Nashville, TN 37215	Ameris Bank 1850 Parkway Place, Suite 400 Marietta, GA 30067	042-08-0B-154.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kristin Ashlee Forbes, unmarried woman**, by these presents does hereby quitclaim and convey unto **Newton Investment Group, LLC, a Tennessee limited liability company**, its heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 154, on the Plan of The Chadwick, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250218-0011571, and Scrivener's Affidavit of record in Instrument No. 20250221-0012739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract One:
Being the same property conveyed to 253 Nesbitt, LLC, a Tennessee limited liability company by Special Warranty deed from Anthony G. Didier and Robert D. Dougher, as tenants in common of record in Instrument No. 20230607-0043349 Register's Office for Davidson County, Tennessee, dated June 02, 2023 and recorded on June 07, 2023.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Special Warranty Deed from 253 Nesbitt, LLC, a Tennessee limited liability company, in Instrument No. 20231129-0091996, Register's Office of Davidson County, Tennessee, dated November 28, 2023 and recorded on November 29, 2023.

Being a portion of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Quitclaim Deed from NESBITT, LLC, a Tennessee limited liability company of record in Instrument No. 20231129-0091997, Register's Office for Davidson County, Tennessee, dated November 28, 2023 and recorded on November 29, 2023.

Tract Two:
Being the same property conveyed to West Wood Communities Inc., a Tennessee corporation as to a one-half (1/2) undivided interest and Robert J. Wingo, as to a one-half (1/2) undivided interest by Warranty Deed from Cadence Bank N.A. dated May 21, 2010 and recorded May 24, 2010 in Instrument No. 20100524-0039740, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert J. Wingo Jr. and Robert J. Wingo by Quitclaim Deed from West Wood Communities Inc., of recorded in Instrument No. 20131105-0114838, Register's Office for Davidson County, Tennessee, dated October 22, 2013 and recorded on November 05, 2013.

Being the same property conveyed to Legacy South, LLC by Warranty Deed form Robert J. Wingo, Jr. as to a 25% interest and Robert J. Wingo as to a 75% interest of recorded in Instrument No. 20241101-0084869, Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 01, 2024.

Being a portion of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert J. Wingo, Jr. and Robert J. Wingo of record in Instrument No. 20241101-0084870 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 01, 2024.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Quitclaim Deed from Legacy South, LLC, a Tennessee limited liability company, dated November 20, 2024 and recorded November 21, 2024 in Instrument No. 20241121-0091247, Register's Office of Davidson County, Tennessee (for the express purpose of combining parcels into one single tax parcel).

Being a portion of the same property conveyed to Kristin Ashlee Forbes, unmarried woman by Special Warranty Deed from Legacy South, LLC, a Tennessee limited liability company of record in Instrument No. 20260324-0023291 Register's Office for Davidson County, Tennessee dated March 20, 2026 and recorded on March 24, 2026.

Being also known as 326 B Mulberry Terrace, Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 20th day of March, 2026.

Affiant

My commission expires: (Seal)

Notary Public

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 20th day of March, 2026.

Kristin Ashlee Forbes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristin Ashlee Forbes, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of March, 2026.

Notary Public

My Commission Expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 20. 2026

Affiant Signature

1st day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028