This instrument was prepared by:
Deborah Seckman
718 Riverview Drive
Franklin, TN 37064

Once recorded, return to:
David Seckman
664 Annex
Nashville TN 37209
(615) 479-6292

Karen Johnson Davidson County
Batch # 1432507 DEEDQC
06/10/2026 03:08:16 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260610-0052767

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero US Dollars ($ 0.00) in hand, paid to David Seckman and Deborah Sekman, with an address of 664 Annex Nashville TN 37209 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to David Seckman, with an address of 664 Annex Ave Nashville TN 37209 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 090080211.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: David Seckman
Address: 664 Annex Ave Nashville TN 37209

DS

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: David Seckman Date: 6/10/2026

Printed Name: DAVID SECKMAN

Grantor Signature: Deborah L Gilbertson Seckman Date: 6/10/2026

Printed Name: Deborah L Gilbertson Seckman

1st Witness Signature: _____ Date: _____

Printed Name: _____

2nd Witness Signature: _____ Date: _____

Printed Name: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is
$ —
David Seckman, Affiant
Subscribed and sworn before me this the
10 Day of June, 2026.
J. Rivera, Deputy Register

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Williamson)

On 06/10/2026 before me, Arlette Yovanna macias,
personally appeared David Seckman and Deborah L. Gilbertson Seckman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ARLETTE YOVANNA MACIAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature Arlette Yovanna Macias
Printed Name Arlette Yovanna Macias
My Commission Expires 01/22/2030 (Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

See attached Warranty Deed.

Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $86,500.00.

Affiant

Subscribed and sworn before me this the 26th day of August, 2005.

Notary Public
My commission expires:

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/31/05 11:58 2 pgs
Fees:13.00 Taxes:320.05
20050831-0104246

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Seckman	SunTrust Mortgage, Inc.	90-8-211
664 Annex Ave	201 4th Ave., 7th Floor	
Nashville, TN 37209	Nashville, TN 37219	

Exhibit A

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Murray, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Seckman and wife, Deborah Seckman, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 48, as shown on the map entitled West Nashville Annex, of record in Plat Book 332, page(s) 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL MURRAY, AN UNMARRIED MAN, by deed from ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., of record as Instrument No. 20050505-0050326, dated April 29, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 664 Annex Ave, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 26th day of August, 2005.

Michael Murray