Name and Address of New Owner:
Patrick T. Starnes
4325 Shady Dale Rd
Nashville, TN 37218

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
ForthRight, LLC
116 Maple Row Blvd
Hendersonville, TN 37075

Map & Parcel No: 052 03 0 026.00

Karen Johnson Davidson County
Batch # 1433621 DEEDQC
06/16/2026 09:44:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260616-0054284

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **7G, LLC ,** "the Grantor," convey and quitclaim any interest they have unto **Patrick T. Starnes,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to wit: Being Lot No. 19 and Westerly part of Lot No. 54 on the unrecorded Plan of EAST MADISON ADDITION, a subdivision of the Northerly 25 acres of the Stiddum land in the 10th Civil District of said County, and described according to a copy of a survey made by R. B. Brantley and E. Medlin, Surveyors, dated September 23, 1965, as follows: Said Lot No. 19 and a Westerly part of said Lot No. 53 fronts 55.4 feet on the proposed Westerly margin on Kinsey Blvd., as relocated, and extended back between lines, 183.2 feet on the Northerly line and 162.6 feet on the Southerly line, to a line in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to Patrick T. Starnes, a married man, by Warranty Deed from Joel Ridley, married, of record in Instrument No. 20200605-0057798, in the Register's Office of Davidson County, Tennessee, dated May 28, 2020, and recorded on June 05, 2020; further being the same property conveyed to 7G, LLC, by Quitclaim Deed from Patrick T. Starnes, a married man, of record in Instrument No. 20211006-0134121, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021, and recorded on October 06, 2021.

This is an improved property known as: 422 Kinsey Blvd, Madison, TN 37115

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1st day of June, 2026.

7G, LLC

Patrick T. Starnes (SEAL)

By: Patrick T. Starnes
Its: Sole Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Patrick T. Starnes of the state and county mentioned, personally appeared Patrick T. Starnes of 7G, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 7G, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Patrick T. Starnes of 7G, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 1st day of June, 2026.

Notary Signature

My commission expires: _____

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-21-2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 2/26/2029

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY