Karen Johnson Davidson County
Batch# 1436596 DEEDQC
06/22/2026 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260622-0056067

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Darius A. Nabaa

TO:

Darius Armon Nabaa, Trustee of the Darius Armon Nabaa Revocable Living Trust dated June 22, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 22nd day of June, 2026, by **Darius A. Nabaa, an unmarried man** ("Grantor"), to **Darius Armon Nabaa, Trustee of the Darius Armon Nabaa Revocable Living Trust dated June 22, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 508 on the Plan of Section 4, Haynes Manor, of record in Plat Book 4175, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to Darius A. Nabaa, single man, by Warranty Deed from 1st Choice Partners, LLC, a Tennessee limited liability company, and FTN Investments, LLC, a Tennessee limited liability company, dated March 13, 2023, and recorded on March 16, 2023, in Instrument No. 20230316-0019179, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property known as: **616 Baldwin Court, Nashville, TN 37207**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Darius A. Nabaa
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Darius A. Nabaa**, named within, 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.

Witness my hand and seal at office this the 22nd day of June, 2026.

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Notary Public

My Commission Expires: 7.2.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Darius Armon Nabaa, Trustee 616 Baldwin Court Nashville, TN 37207	Same/Owner	616 Baldwin Court Nashville, TN 37207 059-11-0-184.00

Certificate of Authenticity

I, Jennifer Wheeler, 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 6.22.26.

Jennifer Wheeler
Affiant Signature

6.22.26
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn to and subscribed before me this
22nd day of June, 2026.

Ariel Joaquin
Notary's Signature
My Commission Expires: 7.2.29

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029