Karen Johnson Davidson County
Batch# 1438632 DEEDQC
06/26/2026 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260626-0058109

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 21st day of February, 2026. Notary Public My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Address New Owners as:	Tax Bill To:	Map / Parcel
Southern Exchange and Acquisitions Inc. Trustee 109 Kenner Ave. Suite 201 Nashville, TN 37205	**New Owner**	**093-11-0F-001.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Daniel Burton, an unmarried person,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Southern Exchange and Acquisitions Inc. Trustee with full power to mortgage, encumber and convey without joinder of any beneficiary** (hereinafter referred to as "Grantee"), all of his interest in the following described parcels of real estate located in Davidson County, Tennessee:

Tract I: [093-11-0F-001.00]

Land in Davison County, Tennessee, being Unit 1 of Homes at 50 Lindsley Avenue, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 50 Lindsley Avenue, a Horizontal Property Regime with Private Elements, or record in Instrument No. 20160606- 0056505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description for the property.

Being the same property conveyed to Daniel Bruton, from G and R Development, LLC, recorded 01/03/2020 in Instrument No.20200103-0000962, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as 50 A Lindsley Avenue, Nashville, TN 37210

This conveyance is subject to the recorded deed of trust benefiting Volunteer State Bank.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.**This conveyance is subject to the recorded deed of trust benefiting Volunteer State Bank.**

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 12th day of February 2026.

Grantor:

Daniel Burton

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 12th day of February, in the year 2026, before me the undersigned, personally appeared Daniel Burton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, at Nashville, Tennessee on this 12th day of February, 2026.

Notary Public

My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Certificate of Authenticity

I, Robert J. Notestine, III, 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 February 12th 2026

AFFIANT SIGNATURE

June 26, 2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 26th day of June, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030