Karen Johnson Davidson County
Batch# 1441699 DEEDQC
07/02/2026 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260702-0059704

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:
Andrew Jacoby 1832 Chestnut Hill Drive Fort Mill, SC 29708	NEW OWNER	061-00-0-024.04

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, **Zio Group, Inc., a Tennessee for-profit corporation** by these presents does hereby quitclaim and convey unto **Andrew Frederick Jacoby, a married person,** their heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24th 1962 as follows:

Beginning in the Easterly margin of Ben Allen Road, 485 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision, of record in Book 547, Page 103, in the Register's Office for Davidson County, Tennessee; thence North 17 degrees 45 minutes West 52 feet; thence North 72 degrees 15 minutes East 400 feet to the Nicken's line; thence South 17 degrees 45 minutes East 50 feet; thence South 72 degrees West 400 feet to the beginning.

Being the same property conveyed to Benjamin G. Maiden and Karen A. Bell, husband and wife by Warranty Deed from Evelyn Morgan Flick, a single woman of record in Instrument No. 20200717-0078936 Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 17, 2020.

Being the same property conveyed to Zio Group, Inc, a Tennessee for-profit corporation by Quitclaim Deed from Benjamin G. Maiden and Karen A. Bell, husband and wife of record in Instrument No. 20211022-0141808 Register's Office for Davidson County, Tennessee, dated October 12, 2021 and recorded on October 22, 2021.

Being also known as 607 Ben Allen Road, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 25 day of June, 2026.

Affiant

Notary Public

My commission expires: CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES 11-5-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25 day of June, 2026.

Zio Group, Inc

By: Vincent H Price
Name: VINCENT H PRICE
Title: Notary

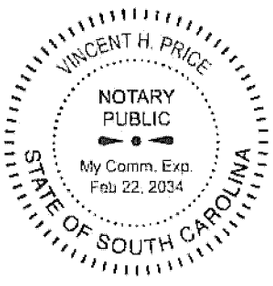
STATE OF South Carolina
COUNTY OF Lancaster

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Andrew~~ Vincent with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Notary of Zio Group, Inc, a Tennessee for-profit corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 25 day of June, 2026.

Vincent H Price
Notary Public

My Commission Expires: 02/22/2034



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 June 25. 2026

Affiant Signature

1st day of July, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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