Karen Johnson Davidson County
Batch# 1443667 DEEDQC
07/09/2026 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260709-0062105

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nicholas Warren Williams and Collyn Steele Williams 4500 Franklin Pike Nashville, TN 37204	NEW OWNER	132-11-0-050.00

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, **NONYA BUSNS II, LLC, a Tennessee Limited Liability Company** by these presents do hereby quitclaim and convey unto **Nicholas Warren Williams and Collyn Steele Williams, a married couple,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot Number 5 on the Plan of the Resubdivision of Lots 1, 5 and Part of 4 Murmac Estates, as of record in Instrument Number 20110902-0068197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property to David Duff and wife, Susan Duff by Warranty Deed from Abbas Al-Mosawi and wife, Anwar Abaygee, of record in Instrument Number 20080403-0033685, Register's Office for Davidson County, Tennessee, dated March 27, 2008 and recorded on April 3, 2008.

Being a portion of the property conveyed to David A. Duff and wife, Susan Duff, by Warranty Deed from Irene Elizabeth Williamson, unmarried, of record in Instrument Number 20110427-0032016, Register's Office for Davidson County, Tennessee, dated April 26, 2011 and recorded on April 27, 2011.

Being the same property conveyed to Nonya Busns II, LLC, by Quit Claim Deed from Susan Duff, of record in Instrument Number 20210609-0077620, Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on June 9, 2021.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 30th day of June, 2026.

Kristian Roth
Affiant

My commission expires:
(Affix Seal)

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29, day of June, 2026

NONYA BUSNS II, LLC

By: _____
Nicholas Warren Williams, Member

By: _____
Collyn Steele Williams, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named NONYA BUSNS II, LLC a Tennessee Limited Liability Company, by Nicholas Warren Williams, and Collyn Steele Williams, its Members, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29 day of June, 2026.

_____
Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 29. 2026

Affiant Signature

9th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

