Karen Johnson Davidson County
Batch# 1451336 DEEDQC
07/23/2026 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260723-0067343

THIS INSTRUMENT WAS PREPARED BY: STEWART TITLE COMPANY 30 BURTON HILLS BLVD., STE. 200 NASHVILLE, TN 37215 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF JULY, 2026. NOTARY PUBLIC MY COMMISSION EXPIRES:

JANE ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Randall Durham and Kelly Durham	Randall Durham and Kelly Durham	104-09-0N-002.00-CO
104 West End Close	104 West End Close	
Nashville, TN 37205	Nashville, TN 37205	

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 sufficiency of which are hereby acknowledged, Pinnacle Development Co., Inc., a Tennessee corporation, by these presents, does hereby quitclaim and convey unto Randall Durham and wife, Kelly Durham, all of its rights, title and interests in and to a certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being same property conveyed to Pinnacle Development Co., Inc., a Tennessee corporation, by Warranty Deed from Toby S. Wilt, Jr., Trustee of the Joanne F. Hayes Irrevocable Trust, of record in Instrument No. 20240606-0042590, Register's Office for Davidson County, Tennessee.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 104 West End Close, Nashville, TN 37215

WITNESS my hand this 23rd day of July, 2026.

Pinnacle Development Co., Inc,
a Tennessee corporation

By: _____
Randall Durham, President

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, Randall Durham, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Pinnacle Development Co., Inc, the within named bargainor, a Tennessee corporation, and that he, as President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by Randall Durham as such President.

Witness my hand and official seal this 23rd day of July, 2026.

_____
Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104 formerly known as Unit 2 of West End Close, a horizontal property regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, at seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Close of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and in Instrument No. 20050318-0029873, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed. Said Master Deed affirmatively designates the subject property as a Planned Unit Development under TCA 66-27-101, et. seq.

CERTIFICATE OF AUTHENTICITY

I, Janet L. Adams do hereby make oath that I am licensed attorney and/or 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 the law on 7-23-26.

AFFIANT

DATE: 7-23-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 23rd day of July, 2026.

Lori Buie

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY