Karen Johnson Davidson County
Batch# 1459733 DEEDQC
08/14/2026 01:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260814-0076161

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Name/Address of New Owner:	Send Tax Bill(s) To:	Map & Parcel No.:
Deed Brothers LLC 8161 Highway 100, Suite 228 Nashville, TN 37221	New Owner	113-14-0A-008.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **Spencer Deal, GP, a Tennessee general partnership**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **Deed Brothers LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

This is unimproved property known as 7646 Chipmunk Lane, Nashville, TN 37221, Lot No. 8 on the Plan of Deer Wood Estates, of record in Plat Book 5200, page 220, Register's Office for Davidson County, Tennessee, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description was provided by a third party surveyor. No title search was requested or conducted. Grantor and the attorney preparing this Quitclaim Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no tax advice was given by the preparer.

SIGNATURE PAGE FOLLOWS

The remainder of this page is intentionally blank.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of August, 2026.

GRANTOR:

Spencer Deal, GP,
a Tennessee general partnership

By: _____
Name: Louis Napoleon, Trustee
Title: Managing Partner

SCOTT A. McCABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Louis Napoleon, Trustee, 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 Managing Partner of Spencer Deal, GP, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Louis Napoleon, Trustee as Managing Partner.

Witness my hand, at office, this 12 day of August, 2026.

_____
Notary Public

My Commission expires: 3-5-2028

SCOTT A. McCABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

_____
AFFIANT

Sworn to and subscribed before me, this 12 day of August, 2026.

_____
Notary Public

My Commission Expires: 3-5-2028

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled Deer Wood Estates, of record in Plat Book 5200, page 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Spencer Deal, GP, a Tennessee general partnership, by Warranty Deed from Caleb Rich and Adria Rich, husband and wife, of record in Instrument No. 20250402-0024971, dated March 27, 2025, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Amber Brandenburg, 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 8-12-2026 (date of document).

Amber Brandenburg
Signature

8-12-2026
Date

STATE OF TENNESSEE)
COUNTY OF Wilson)

Sworn to and subscribed before me this 12th day of August, 2026.

D&P Mitchell
Notary's Signature

MY COMMISSION EXPIRES: _____

DENNIS P MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 25, 2029

Notary Seal (if on paper)