Karen Johnson Davidson County
Batch# 1468719 DEEDQC
09/04/2026 09:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260904-0082352

****This Quitclaim Deed prepared by information furnished from the Grantor without the benefit of a title search****

**PREPARED BY:**
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
Spring Leaf Properties, LLC
121 1st Avenue South, Suite 220
Franklin, TN 37064

The actual consideration for this transfer is **$0.00.**

E. KIRKHAM GORE III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIANT

SEND TAX BILLS TO:
SAME

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

NOTARY PUBLIC

My Commission Expires: 4/13/27

Map/Parcel: 069 06 0C 004.00

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS** that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Willow Branch Partners, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Spring Leaf Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

**WITNESS** my hand this 20th day of August, 2026.

**Willow Branch Partners, LLC**

By: _____
Andrea Sinkhorn
Its: Authorized Agent

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Andrea Sinkhorn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Agent of Willow Branch Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that Andrea Sinkhorn as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Agent.

Witness my hand and seal, this 20th day of August, 2026.

_____
Notary Public
My Commission Expires: 4/12/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## EXHIBIT "A"

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4, on the FINAL PLAT, EATON'S CREEK, of record in Instrument No. 20231108-0087538, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Willow Branch Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, of record in Instrument No. 20231218-0097275, in the Register's Office for Davidson County, Tennessee, dated December 15, 2023, and recorded on December 18, 2023.

This is improved real property known as **4307 Ashland City Hwy, Nashville, TN 37218**.

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a 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 law on 2nd day of September, 2026.

K. Thomas Sidwell
Date: 9/2/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 2nd day of September, 2026.

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

