Karen Johnson Davidson County
Batch# 1471538 DEEDQC
09/10/2026 12:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260910-0084103

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| KKM, LLC<br>24013 Carvist Lane<br>Abita Springs, LA 70420 | SAME | 069-03-0-027 |

# QUITCLAIM DEED

THIS INDENTURE made and entered into on this 4th day of September, 2026, between **Tighten Up Homes, LLC, a Tennessee limited liability company** ("Grantor"), and **KKM, LLC, a Tennessee limited liability company** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 6, REVISED MAP OF FAIRVIEW SUBDIVISION, as shown on plat of record in Plat Book 1130, Page 54, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 6 fronts 50 feet on the Southerly side of Fairview Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Tighten Up Homes, LLC, a Tennessee limited liability company by Warranty Deed from Laura McManus, an unmarried woman, dated July 20, 2026, r, of record in Instrument No. 20260722-0066609, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4013 Fairview Drive, Nashville, TN 37218**

**THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.**

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year

first above written.

**TIGHTEN UP HOMES, LLC**

**BY:** _____ **(L.S.)**
**Kelsie Kinsley**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kelsie Kinsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member of Tighten Up Homes, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as president (or other authorized officer).

Witness my hand and seal, at office in Davidson County, Tennessee, this 4th day of September, 2026.

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 3/5/30

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 4th day of September, 2026.

_____
Notary Public
My commission expires: 9-21-27

TRICIA JONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2027 WILLIAMSON COUNTY

**TRUE COPY CERTIFICATION**

I, R. Houston Akin, Tennessee BPR No. 033818, 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 September 4, 2026.

September 9, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

**State of Tennessee** )
**County of Davidson** )

Sworn and subscribed before me on this 9 day of September, 2026

Notary Public: _____

My Commission Expires: 11-18-2029