Karen Johnson Davidson County
Batch# 1479078 DEEDQC
10/01/2026 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090509

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 30, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
DTB Holdings, LLC
719 Lynnwood Blvd
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
052 11 0 053.00

QUITCLAIM DEED

Michael Ryan Bradshaw and Emily N. Bradshaw, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise. and quitclaim to **DTB Holdings, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 30, 2026**.

Michael Ryan Bradshaw

Emily N. Bradshaw

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Michael Ryan Bradshaw and Emily N. Bradshaw**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 30, 2026.

Notary Public

My Commission Expires:

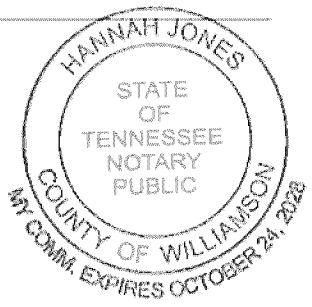


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 4 of The Madison Heights Section Three of record in Plat at instrument no. 200406300077789, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Ryan Bradshaw and Emily N. Bradshaw, husband and wife, from Lisa M. McGahuey and Bradley D. McGahuey, wife and husband, by deed of record in Instrument No. 20220105-0002346, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1108 Berwick Trail, Madison, TN 37115.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 30, 2026.

E Z Wiles
Affiant Signature

9/30/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
September 30, 2026.

Hannah Jones
Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028