Karen Johnson
Batch # 1480542
10/05/2026 09:58:12 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20261005-0091352

Prepared By:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, TN 38401

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **T.J. McDaniel, Jr., a married man,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **MAVE2, LLC,** SECOND PARTY, which expression shall include heirs, assigns, and Personal Representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRSTPARTY conveys, and quitclaims unto SECOND PARTY the following described Property:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Unit 115, of Dry Creek Commons, a Horizontal Property Regime, created under Title 66, Chapter 21, Section 101, as amended, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons, of record in Instrument No. 20200529-0055770 and Re-recorded in Instrument No. 20200612-0060166, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to the Plat set forth in Exhibit C of said Declaration for the location of the unit described herein, together with the Limited Common Elements and Private Elements appurtenant thereto as described in said Declaration.

BEING the same property conveyed to T.J. McDaniel, Jr., a married man by deed dated October 27, 2021 of record in Instrument No. 20211101-014096, Register's Office of Davidson County, Tennessee.

Map & Parcel: 033-04-0D-115.00-CO

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warranty that the above-described property is not and has never been their personal residence.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HEREIN. NO TITLE EXAMINATION HAS BEEN PERFORMED ON THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, this conveyance has been executed on the 2nd day of **October, 2026.**

T.J. McDaniel, Jr.

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, **T.J. McDaniel, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of **October, 2026**.

My commission expires:
January 23, 2030

Notary Public

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-23-2030

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **-0-**.

Affiant

Subscribed and sworn to before me, this 2nd day of **October, 2026.**

My commission expires:
January 23, 2030

Notary Public

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-23-2030

NEW PROPERTY OWNER:

MAVE2, LLC

652 Springlake Drive

Franklin, TN 37064

PERSON RESPONSIBLE FOR TAXES:

SAME