Karen Johnson Davidson County
Batch # 1480542 DEEDQC
10/05/2026 09:58:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20261005-0091353

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 **MAVE3, 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 part of Lot No. 10 Life and Casualty Insurance Company Subdivision, not of record and Being Lot No. 1 on a Plat made October 21, 1963, by Hickerson and Hickerson Engineers, and described as follows:

Beginning at an iron pin in the Southwesterly direction of the Tennessee Central railroad. right-of-way, said point being 432.9 feet Northwesterly from Pitts Avenue and from said point runs South 50 degrees 20 minutes East 70 feet with the said right-of-way boundary. to an iron pin: thence South 39 degrees 40 minutes West 140.8 feet to an iron pin; thence North 50 degrees 5 minutes West 53.4 feet to an old established fence line; thence Norb 33 degrees 50 minutes East 142.7 feet with said old established fence line to the point of beginning.

BEING the same property conveyed to T.J. McDaniel, Jr., a married man by deed dated May 24, 2021 of record in Instrument No. 202105270072132, Register's Office of Davidson County, Tennessee.

Map & Parcel: 053-16-0-076.04

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:

MAVE3, LLC

652 Springlake Drive

Franklin, TN 37064

PERSON RESPONSIBLE FOR TAXES:

SAME