AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 405290

Karen Johnson Davidson County
Batch# 1480579 DEEDQC
10/05/2026 10:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20261005-0091397

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 07210008900

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 1st day of September, 2026, by and between **Alexandria G. Ross, a single woman and Alexander Lange, a single man, as tenants in common with rights of survivorship**, 1011 Spain Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Alexander Lange, a single man**, 1011 Spain Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1011 Spain Avenue, Nashville, TN 37216

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Alexander Lange

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Alexander Lange,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in person to person, this 18 day of September, 20 26.

Takisha Murphy
Notary Public

My Commission expires: 5.3.2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Alexandria Ross
Alexandria G. Ross

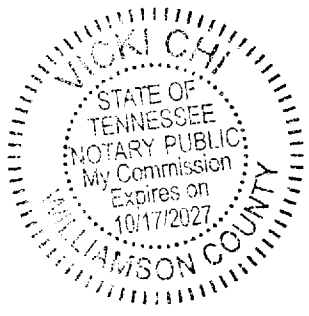
STATE OF TN
COUNTY OF Williamsen

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Alexandria G. Ross,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, TN, this 1st day of September, 20 26.

Vicki Chi
Notary Public

My Commission expires: 10/17/2027



VALUATION AFFIDAVIT

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

Affiant

Print Name: Alex Lange

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 10 day of Sept, 2026.

Takisha Murphy
Notary Public
My Commission Expires: 5.5.2027

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Alexander Lange
1011 Spain Avenue
Nashville, TN 37216

Name and address of property owner:

Alexander Lange
1011 Spain Avenue
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the East 1/2 of Lot No. 6 on the Map of Bush Spain's Subdivision of Pt Zack, Stull Lands of record in Plat Book 161, Page 129; in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lot fronts 50 feet on the North side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property as conveyed from Jacob R. Brown and Katherine S. Brown, husband and wife to Alexandria G. Ross, a single woman and Alexander Lange, a single man, as tenants in common with rights of survivorship as set forth in Deed Instrument #20200221-0019273 dated 02/20/2020, recorded 02/21/2020, DAVIDSON County, TENNESSEE.

Tax ID Number: 07210008900

Property commonly known as: 1011 Spain Avenue, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 9/1/2026 (date of document).

Affiant Signature

9/24/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries