Name and Address of New Owner:
SB PROPERTY GROUP, LLC
1416 Rosebank Avenue
Nashville, TN 37206

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1482584 DEEDQC
10/08/2026 02:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261008-0092716

This Instrument Prepared By:
Bell Land Title
231 Public Square, STE 220
Franklin TN, 37172

Map & Parcel No: 084 01 0 018.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JG Builds, LLC, a Tennessee limited liability company and Sanders Built Development LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **SB PROPERTY GROUP, LLC, a Tennessee limited liability company,** "the Grantees" all their interest in the following described real estate in Robertson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 4 on the PLAN OF OVERLOOK PARK, as shown on plat of record in Plat Book 1835, Page 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to JG Builds, LLC, a Tennessee limited liability company, and Sanders Built Development LLC, a Tennessee limited liability company, by Quitclaim Deed from JG Builds, LLC, a Tennessee limited liability company, of record in Instrument No. 20251021-0083760, in the Register's Office of Davidson County, Tennessee, dated October 16, 2025 and recorded on October 21, 2025.
>
> Being the same property conveyed to JG Builds, LLC, a Tennessee limited liability company, by Warranty Deed from DTR Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20251021-0083757, in the Register's Office of Davidson County, Tennessee, dated October 09, 2025 and recorded on October 21, 2025.

This property more commonly known as 1416 Rosebank Avenue, Nashville, TN 37206

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of September, 2026.

JG Builds, LLC,
A Tennessee limited liability company

By:_____
Jessica Goldberg, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Jessica Goldberg, Authorized Member of JG Builds LLC, A Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of JG Builds, LLC, the within named bargainor, a Limited Liability Company, and that such Jessica Goldberg, Manager of JG Builds LLC, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Franklin, this 30 day of September, 2026.

_____
Notary Signature
Printed Name: Karla Lilley
My commission expires:_____

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30 day of September, 2026.

Sanders Built Development LLC,
a Tennessee limited liability company

By: _____
Joseph Sanders, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Joseph Sanders, Authorized Member of Sanders Built Development LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Sanders Built Development LLC, the within-named bargainor, a limited liability company, and that such Joseph Sanders, as Authorized Member of Sanders Built Development LLC, executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as Authorized Member.

Witness my hand and seal, at office in Franklin, this 30 day of September, 2026.

_____
Notary Signature
Printed Name: Karla Lilley
My commission expires: _____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Mary Mello, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/30/2026 (date of document).

Mary Mello
Affiant Signature

09/30/2026
Date

State of FLORIDA

County of Palm Beach

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

Leslie Garcia
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARY PUBLIC STATE OF FLORIDA

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028