Karen Johnson Davidson County
Batch# 1482735 DEEDQC
10/09/2026 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261009-0092918

THIS INSTRUMENT PREPARED BY:
Jeremy B. Bell
Copeland & Bell, PLC
111 West Grundy Street
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Marvel Family Partnership
312 Goldenrod Ct,
Nashville, TN 37221

Tax Information: Control Map 092 12 0; Parcel 529.00

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES AS TO TITLE, OWNERSHIP, BOUNDARY LINES OR ANY OTHER REPRESENTATIONS RELATIVE TO THE PROPERTY DESCRIBED HEREIN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, JEFFREY B. MARVEL, (hereinafter referred to as "Grantor"), does hereby release, quitclaim and convey unto MARVEL FAMILY PARTNERSHIP, a Tennessee general partnership, (hereinafter referred to as "Grantee"), its successors and assigns, all of my right, title, interest, and claim, in and to the following tract or parcel of land bounded and described as follows:

See attached Exhibit A

WITNESS MY HAND this 29 day of September, 2026.

Jeffrey B. Marvel
JEFFREY B. MARVEL

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a notary public in and for the said county and state, the within named JEFFREY B. MARVEL, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29 day of September, 2026.

JEREMY B BELL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

J. B. Bell
NOTARY PUBLIC
Commission Expires: June 16, 2027

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I, or we, hereby swear or affirm 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 voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 29 of September, 2026.

NOTARY PUBLIC AT LARGE
My commission expires: JUNE 16, 2027

JEREMY S. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the FINAL PLAT OF BOYD HOME PLACE RESUBDIVISION OF LOTS 272-280, of record in Instrument No. 20091110-0103888, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey B. Marvel by Warranty Deed from Baxter Enterprises, L.L.C., now known as Baxter Enterprises, a Tennessee General Partnership, of record in Instrument No. 2013008280091049, in the Register's Office of Davidson County, Tennessee. The said Baxter Enterprises, L.L.C. having subsequently converted to Baxter Enterprises, a Tennessee General Partnership of record in Instrument No. 201308280091047, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Jeananne Thompson, 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 10/2/2026.

Date

Affiant Signature

10/2/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of October, 2026.

Notary's Signature

My Commission Expires: 1/22/2029
Date

Notary's Seal (if on paper)

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON