Karen Johnson Davidson County
Batch# 1483199 DEEDQC
10/12/2026 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261012-0093586

THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. File
File No.: 2026-0962

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 7 day of August 2026.

Notary Public
My commission expires: 6/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06/19/2030

Name and Address of New Owner:
Percy Warner, LLC
3511 Slate Drive
Nashville, TN 37216-1023

Parcel ID: 051-13-0C-002.00-CO

Send Tax Bills To:
Owner

Street Address of Subject Property:
3511 Slate Drive
Nashville, TN 37216-1023

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ben Dubose** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Percy Warner, LLC, a Tennessee Limited Liability Company** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3511 of Townhomes at 3509 Slate, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220419-0045095, in the Register's Office for Davidson County, Tennessee, and as shown in Exhibit "B" to which reference is hereby

made for a more complete description of the property.

Being a portion of the same property conveyed to Ben Dubose by Warranty Deed from Author Laird, married of record in Instrument No. 20180611-0055656 Register's Office for Davidson County, Tennessee, dated June 07, 2018 and recorded on June 11, 2018.

WITNESS my hand this 1 day of Aug, 2026.

Ben Dubose

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ben Dubose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 1 day of Aug., 2026.

NOTARY PUBLIC

My commission expires: 5-19-2030

J MERSCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

True Copy Certification

I, Yvette Meldrum, 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 August 7, 2026.

Affiant Signature YM

August 7, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of August 2026.

B. Cortez

Notary's Signature

MY COMMISSION EXPIRES: 5/19/30

