Karen Johnson Davidson County
Batch# 1485251 DEEDQC
10/16/2026 10:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261016-0095044

Name and Address of New Owner:
Wilcox Lynch Properties LLC
1211 Westerly Terrace #3
Los Angeles, CA 90026

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 08305001100

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, **Simon Wilcox and Vincent Patrick Lynch, wife and husband,** "the Grantors," convey and quitclaim unto **Wilcox Lynch Properties, LLC, a California Limited Liability Comapny,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

PROPERTY ONE:
A certain townhome located in Davidson County, Tennessee, being Unit A of Seymour Ave Residences, a Horizontal Property Regime with Private Elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for Seymour Ave Residences, of record in Instrument No. 20190718-0070182, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Simon Wilcox and Vincent Patrick Lynch, by Warranty Deed from Roger D. Tucker, a single man, of record in Instrument No. 20190917-0094156, Register's Office for Davidson County, Tennessee, dated September 13, 2019, and recorded September 17, 2019.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 1025A Seymour Avenue, Nashville, Tennessee 37206.

PROPERTY TWO:
A certain townhome located in Davidson County, Tennessee, being Unit B of Seymour Ave Residences, a Horizontal Property Regime with Private Elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in

Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for Seymour Ave Residences, of record in Instrument No. 20190718-0070182, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Simon Wilcox and Vincent Patrick Lynch, wife and husband, by Warranty Deed from Roger D. Tucker, a single man, of record in Instrument No. 20190917-0094154, Register's Office for Davidson County, Tennessee, dated September 13, 2019, and recorded September 17, 2019.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 1025B Seymour Avenue, Nashville, Tennessee 37206.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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 _____ day of October, 2026.

Simon Wilcox (SEAL)
Simon Wilcox

_____(SEAL)
Vincent Patrick Lynch

STATE OF CALIFORNIA
COUNTY OF _____

On this _____ day of October, 2026, before me personally appeared Tim Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of October, 2026.

_____
Notary Signature
My commission expires:

202610160095044

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Oct 15th, 2026 before me, Fadi Khalil, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Vincent Patrick Lynch and Simon Wilcox
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FADI KHALIL
Notary Public - California
Los Angeles County
Commission # 2557753
My Comm. Expires Jul 1, 2030

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim deed
Document Date: _____ Number of Pages: 4
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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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 **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of October, 2026.

Notary Signature
My commission expires: 5/12/30



Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 10-16-26.

Affiant Signature

10-16-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of October, 2026.

Notary Signature

My Commission Expires: 5/12/30

