This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1147705 DEEDQC
06/17/2024 09:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240617-0044947

State of Tennessee}
County of Cheatham}

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Lauren Deiger
Affiant Signature

Subscribed and sworn to before me on this the 10TH day of MAY, 2024.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Hannah McCann
615 Old Hickory Blvd Unit 717
Nashville, TN 37209

SEND TAX BILLS TO:
Hannah McCann
615 Old Hickory Blvd Unit 717
Nashville, TN 37209

MAP AND PARCEL NUMBER: 114151B09400CO

QUITCLAIM DEED

24NT00454

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Keith Baker, an unmarried man, and Hannah McCann, an unmarried woman, as tenants in common with rights of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Hannah McCann, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Tract 1
Land in Davidson County, Tennessee being Townhome Lot No. 94 Private Element of Harpeth Heights Town homes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, Amended in Instrument No. 20220314- 0029617, Instrument No. 20221212-0128620 and in Instrument No. 20230426-0030536 in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Town home as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.
Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above- referenced Declaration, and the referenced Plat.
Being the same property conveyed to Keith Baker, an unmarried man, and Hannah McCann, an unmarried woman, as tenants in common with rights of survivorship from

Beazer Homes, LLC, a Delaware Limited Liability Company, by Warranty Deed dated 09/30/2022 and recorded 10/04/2022 in Instrument No. 20221004-0109526, Register's Office of said County.
Being part of the same property conveyed to Beazer Homes, LLC, A Delaware limited liability company by deed from Seaside Fla, LLC, a Florida limited liability company of record in Instrument No. 20220329-0035965, Register's Office for Davidson County, Tennessee.
Being a portion of the same property conveyed to Seaside Fla, LLC, a Florida limited liability company by deed recorded as Instrument No. 20210115-0007394, in the Register's Office for Davidson County, Tennessee.

Tract 2
TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211- 0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 615 Old Hickory Blvd Unit 717, Nashville, TN 37209-5416

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of May, 2024.

Hannah McCann

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hannah McCann,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of May, 2024.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

My Commission expires: 12 / 27 / 2027.

Keith Baker

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Keith Baker,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of MAY, 2024.

Notary Public

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

My Commission expires: 1 / 25 / 26.

Tennessee Certification of Electronic Document

I, Summer Barton 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 5-14-24 (date of document).

Summer Barton
Affiant Signature

6-16-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of June, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON