Karen Johnson Davidson County
Batch# 1207803 DEEDQC
11/22/2024 08:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241122-0091312

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Christopher T. Hawn
1416 Timber Valley Dr.
Nashville, TN 37214

Send Tax Bill to:
Owner

Map-Parcel Numbers:
108-16-0-209.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2024.

Notary Public

My Commission Expires:
9-7-26

DAVIDSON COUNTY BENJAMIN SEAMON NOTARY PUBLIC TENNESSEE STATE OF

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HOME SWEET HOME TO ME, LLC – 1416 TIMBER VALLEY DRIVE, PROTECTED SERIES, A TENNESSEE SERIES LIMITED LIABILITY COMPANY** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **CHRISTOPHER T. HAWN AND KATHRYN A. HAWN, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1416 Timber Valley Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of November, 2024.

HOME SWEET HOME TO ME, LLC – 1416 TIMBER VALLEY DRIVE, PROTECTED SERIES, A TENNESSEE SERIES LIMITED LIABILITY COMPANY

By: Christopher T. Hawn, Series Manager

Legendary Holdings Collective, LLC, Sole Member

By: Christopher T. Hawn, Managing Member

By: Kathryn A. Hawn, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher T. Hawn, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Series Manager of Home Sweet Home to Me, LLC—1416 Timber Valley Drive, Protected Series, a Tennessee Series Limited Liability Company and a Managing Member of Legendary Holdings Collective, LLC, the sole Member of Home Sweet Home to Me, LLC, the within named Grantor, and that he as such Series Manager and Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Protected Series and signing on behalf of Legendary Holdings Collective, LLC, the sole member of Home Sweet Home to Me, LLC.

Witness hand and official seal at office at Brentwood Tennessee, on this the 21st day of November, 2024.

My Commission Expires:

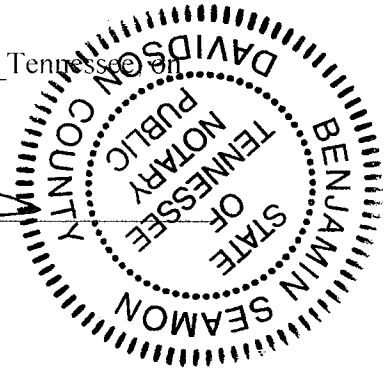
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Katheryn A. Hawn, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be a Managing Member of Legendary Holdings Collective,

LLC, the sole Member of Home Sweet Home to Me, LLC, the within named Grantor, and that she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Legendary Holdings Collective, LLC, the sole member of Home Sweet Home to Me, LLC.

Witness hand and official seal at office at Brentwood Tennessee on this the 21st day of November, 2024.



My Commission Expires:

9-7-26

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 83-B on the Plan of Section Two of Percy Priest Woods of record in Plat Book 5800, Page 259, amending Plat Book 5200, Page 756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Home Sweet Home to Me, LLC – 1416 Timber Valley Drive, Protected Series, a Tennessee series limited liability company by quitclaim deed from Your Home in Nashville, LLC, a Tennessee limited liability company, dated May 20, 2023, of record in Instrument Number 20230727-0057837, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/21/24.

Affiant Signature

11/21/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202411220091312