QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on JANUARY 7th, 2025.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 1224501 DEEDQC
01/08/2025 07:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250108-0001483

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Haynie Partners LLC PO Box 1084 Nolensville, TN 37135	Same as New Owner	060 13 0 026.00 (Lot 18) 060 13 0 214.00 (Lot 19) 060 14 0 100.00 (Lot 20) 060 14 0 003.00 (Lot 21)

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Haynie Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Haynie Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Lot 18:
Land in Davidson County, Tennessee, being Lot No. 18 on the MAP OF J.B. HAYNIE'S DUDLEY BELLE PLAN as of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the Northerly side of Haynie Avenue and runs back between parallel lines from 150 to an alley.

Being part of the same property conveyed to Haynie Partners LLC, a Tennessee limited liability company, by Quitclaim Deed from Christine Hill, Trustee of the AH Harlin Partners Trust dated December 5, 2022, dated October 17th, 2024, and recorded on October 17th, 2024, of record in Instrument No. 20241017-0080620, Register's Office for Davidson County, Tennessee.

Lot 19:
Land in Davidson County, Tennessee, being Lot No. 19 on the MAP OF J.B. HAYNIE'S DUDLEY BELLE PLAN as of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the Northerly side of Haynie Avenue and runs back between parallel lines from 150 to an alley.

Being part of the same property conveyed to Haynie Partners LLC, a Tennessee limited liability company, by Quitclaim Deed from Christine Hill, Trustee of the AH Harlin Partners Trust dated December 5, 2022, dated October 17th, 2024, and recorded on October 17th, 2024, of record in Instrument No. 20241017-0080620, Register's Office for Davidson County, Tennessee.

Lot 20:
Land in Davidson County, Tennessee, being Lot No. 20 on the MAP OF J.B. HAYNIE'S DUDLEY BELLE PLAN as of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the Northerly side of Haynie Avenue and runs back between parallel lines from 150 to an alley.

Being part of the same property conveyed to Haynie Partners LLC, a Tennessee limited liability company, by Quitclaim Deed from Christine Hill, Trustee of the AH Harlin Partners Trust dated December 5, 2022, dated October 17th, 2024, and recorded on October 17th, 2024, of record in Instrument No. 20241017-0080620, Register's Office for Davidson County, Tennessee.

Lot 21:
Land in Davidson County, Tennessee, being Lot No. 21 on the MAP OF J.B. HAYNIE'S DUDLEY BELLE PLAN as of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Haynie Partners LLC, by Warranty Deed from Michael King, dated November 18th, 2019, and recorded on November 26th, 2019, of record in Instrument No. 20191126-0121968, Register's Office for Davidson County, Tennessee.

This conveyance is for the purposes of combining Lots 18, 19, 20 and 21 under one map and parcel number.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on JANUARY 7th, 2025.

Haynie Partners LLC

By: Andrew Hill
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Andrew Hill, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of **Haynie Partners LLC** the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing for **Haynie Partners LLC** by himself as the **Manager**.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7th **day** of January, 2025.

My Commission Expires: 9-8-2025

NOTARY PUBLIC

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on January 7, 2025.

Signature 01/07/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 7th day of January, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY