This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1228845 DEEDQC
01/22/2025 02:07:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250122-0005069

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
OBA Enterprises, LLC 4317 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	044150S00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Herwigs Holdings, LLC** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **OBA Enterprises, LLC,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at Bryan Street & Ninth Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Bryan Street & Ninth Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240726-0056652, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Bryan Street & Ninth Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240726-0056652, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Herwigs Holdings, LLC, a Tennessee limited liability company by Warranty Deed from The Restoration Team, LLC, a Tennessee limited liability company of record in Instrument No. 20210805-0105218 Register's Office for Davidson County, Tennessee.

Being also known as 1203 Ninth Street, Old Hickory, TN 37138

Witness my hand this 21st day of January 2026.

HERWIGS HOLDINGS, LLC

BY: DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Herwigs Holdings, LLC, and that he as such Authorized Agent of Herwigs Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Herwigs Holdings, LLC.

Witness my hand and official seal this 21st day of January

Commission expires: ~~2026~~ 2025

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of January 2025.

Notary Public
Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026