Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1229996 DEEDQC
01/24/2025 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250124-0005628

Address New Owner(s)
Berry Hill Shore Partners, LLC
2740 Rosedale Place
Nashville, TN 37211

Send Tax Bills To:
Berry Hill Shore Partners, LLC
2740 Rosedale Place
Nashville, TN 37211

Map & Parcel No.:
118-03-0-136.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **John J. Harvey, III, an unmarried man, and David Michael McGrath, an unmarried man, as joint tenants with right of survivorship,** ("Grantors") hereby quitclaim and convey unto **Berry Hill Shore Partners, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 37 on the plan of Phase Two, Rosedale Place of record in Plat Book 11190, page 18, 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 David McGrath, a single person, by Warranty Deed from Elahe Rezai, unmarried, of record in Instrument Number 20150720-0070718, Register's Office for Davidson County, Tennessee. Further conveyed to John J. Harvey, III, an unmarried man, and David Michael McGrath, an unmarried man, as joint tenants with right of survivorship, from David Michael McGrath, also known as David McGrath, an unmarried man, of record in Instrument Number 20180116-0004323, said Register's Office.

This is improved property known as 2740 Rosedale Place, Nashville, TN 37211.

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 24 day of January, 2025.

John J. Harvey, III

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24 day of January, 2025, before me, the undersigned, personally appeared **John J. Harvey, III,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Linda M Smith
NOTARY PUBLIC

My Commission Expires: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 24 day of January, 2025

Linda M Smith
NOTARY PUBLIC

My Commission Expires: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this **23rd** day of **January, 2025**.

David Michael McGrath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of January, 2025, before me, the undersigned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication, David Michael McGrath,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 08/03/2026
NOTARY PUBLIC

23rd January 2025

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

I, Andy Maloney, 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 1/23/2025 (date of document).

Affiant Signature
Date 1/23/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY