QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1230390 DEEDQC
01/27/2025 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250127-0006139

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 01/27/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Haynie Partners LLC PO Box 1084 Nolensville TN 37135	Same as New Owner	060 14 0 010.00 (as to Tract 1) 060 14 0 011.00 & 060 14 0 012.00 (as to Tract 2)

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, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto Haynie Partners LLC, a Tennessee limited liability company, 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:

Tract 1:

Land in Davidson County, Tennessee, being Lot Nos. 47, 48 and 49 on the Map of J.B. Haynie's Dudley Belle Plan, of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 10005, Page 215, Register's Office of Davidson County, Tennessee.

This property is known as 400 Haynie Ave., Nashville, Tennessee 37207.

AND

Tract 2:

Land in Davidson County, Tennessee, being Lot Nos. 50, 51 and 52 on the Map of J.B. Haynie's Dudley Belle Plan, of record in Book 57, Page 167, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Deeds of record in Book 9888, Page 380, and Book 9888, Page 383, Register's Office for Davidson County, Tennessee.

This property is known as 2720 Brick Church Pike and 2714 Brick Church Pike, Nashville Tennessee 37207.

Being 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 UAD December 6, 2022 dated July 31, 2024, of record in Instrument No. 20240731-0058121, said Register's Office.

This conveyance is for the purposes of combining Lots 47, 48, 49, 50, 51 and 52 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 our hands on 01/ 27 /25.

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 27 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 27, 2025.**

Signature 01/27/2025

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 27th day of January, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY