RECORD AND RETURN TO:
Homeward Custom Homes, LLC
6003 Canberra Ct
Spring Hill, TN 37174

QUITCLAIM DEED OF UNCONSOLIDATION Karen Johnson Davidson County Batch # 1235282 DEEDQC 02/07/2025 11:45:11 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250207-0009518	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 7 day of Feb, 2025. NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homeward Custom Homes, LLC 6003 Canberra Ct Spring Hill, TN 37174	Same as Address of New Owner	071-11-0-231.00

*** The purpose of this instrument is the <u>UNCONSOLIDATION</u> of one (1) parcel comprised of three (3) contiguous lots into two (2) separate lots to be assigned independent Parcel IDs, giving Lot 202 its own independent parcel ID, while Lots 203 and 204 share a combined Parcel ID.**

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Homeward Custom Homes, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and

interest unto **Homeward Custom Homes, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lots No. 202, 203, and 204 on the Plan of The Highland Land Co.'s Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Homeward Custom Homes, LLC from Konnetta Simons Alexander by Warranty Deed dated July 1, 2024 and of record in Instrument No. 20240702-0049857 in the Office of the Davidson County Register of Deeds.

The purpose of this Quit Claim Deed of Unconsolidation is to unconsolidate one parcel, bearing Parcel ID 071-11-0-231.00 and comprised of three (3) contiguous lots into two (2) separately platted independent lots. It is the intention of Grantor and Grantee that upon said unconsolidation Lot 202 will be assigned its own independent Parcel ID number, and Lots 203 and 204 will be assigned a shared Parcel ID number.

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2025 and subsequent years, not yet due and payable, easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

This property is **presently** commonly known as 1425 Pennock Avenue, Nashville, Tennessee 37207.

WITNESS MY HAND, this 7 day of Feb, 2025

Grantor

PRESIDENT

Homeward Custom Homes, LLC, a Tennessee Limited Liability Company
By: Andrew Dyk, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Andrew Dyk,** who represented himself to be the President of **Homeward Custome Homes, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said President, on behalf of Homeward Custom Homes, LLC, a Tennessee limited liability company.

WITNESS my hand and seal, this 7 day of Feb, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

No search performed. Deed and information set forth herein based upon that provided by the parties hereto.