Karen Johnson
Batch # 1255977
04/03/2025 10 52 15 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250403-0025374

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
426 East Iris LLC	Same As Owner	118-11-0A-001.00CO
8005 Church St. E., Ste 201		118-11-0A-002.00CO
Brentwood, TN 37027		118-11-0A-003.00CO
		118-11-0A-004.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Aspen Construction, LLC, a Tennessee limited liability company,** does hereby quitclaim and by these presents does transfer and convey all of our right, title and interest unto **426 East Iris LLC, a Tennessee limited liability company,** it's successors and/or assigns, in and to the following tracts of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Units 101, 102, 103 and 104, of The Homes at 426 East Iris Drive, a Horizontal Property Regime with Private Elements of record in "Exhibit C" in the Declaration of Covenants, Conditions, and Restrictions recorded as Instrument No. 20211201-0158861, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 426 East Iris Drive, a Horizontal Property Regime, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20211201-0158861 and By-laws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Aspen Construction, LLC, a Tennessee Limited Liability Company by Special/Limited Warranty Deed from Trace Construction, Inc., a Tennessee Corporation dated November 30, 2021 and recorded December 1, 2021, of record in Instrument No. 20211201-0158860, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search nor legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of April 2025.

Aspen Construction, LLC

By: _____
John Zelenak, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Zelenak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be President of Aspen Construction, LLC, the bargainor, a Tennessee limited liability company, and that he as such President executed the within instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal this the 2nd day of April 2025.

_____
Notary Public

My Commission Expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this 2nd day of April 2025

_____
Notary Public

My Commission Expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY