This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1268380 DEEDQC
05/02/2025 03:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250502-0034316

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
STEEL TRAIN PROPERTIES 615 OHB 737, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 404 LOGAN'S CIRCLE FRANKLIN, TENNESSEE 37067	SAME	114-15-1B-074.00CO

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

Sworn to and subscribed before me this April 28, 2025.

Notary Public
My Commission Expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, SHERRI E. GOUGH, Trustee of the SHERRI E. GOUGH REVOCABLE LIVING TRUST, dated June 25, 2018, hereinafter called Grantor, for the express purpose of conveying all of her right, title and interest in this property, do hereby quitclaim and convey unto STEEL TRAIN PROPERTIES 615 OHB 737, LLC, a Tennessee Limited Liability Company, all of her right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this April 28, 2025.

BY: _____
SHERRI E. GOUGH, Trustee

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 SHERRI E. GOUGH, Trustee, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28 day of April, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Tract 1
Land in Davidson County, Tennessee being Townhome Lot 74 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, As Corrected by Surveyors Certificate of Clarification in Instrument No. 20231006-0079095, And any amendments thereto, Register's Office for Davidson County, Tennessee, the property within which is subject to the above- referenced Declaration, and the referenced Plat.

Tract 2
TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes, LLC, a Delaware limited liability company by deed from Seaside Fla, LLC, a Florida limited liability company of record in Instrument No. 20230531-0040861, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SHERRI E. GOUGH, Trustee of the SHERRI E. GOUGH REVOCABLE LIVING TRUST, dated June 25, 2023, by Warranty Deed of record from BEAZER HOMES, LLC, a Delaware Limited Company, Instrument No. 20240312-0017167, Register's Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 615 Old Hickory Boulevard #737, Nashville, TN 37209.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 April 28, 2025 (date of document).

Signature

April 28, 2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of April 2025.

Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029