Name and Address of New Owner:
Aubrey Hiam and Denise Hiam, Co-Trustees of the Hiam Family Revocable Living Trust Agreement dated April 22, 2013
PO Box 685
Goodlettsville, Tennessee 37070-0685

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1271189 DEEDQC
05/09/2025 12:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250509-0036611

Map & Parcel No: 042-07-0A-145.00; 032-13-0-013.00; 032-13-0-007.00; 033-16-0-255.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Platinum Anchor LLC, a Delaware Limited Liability Company,** "the Grantor," conveys and quitclaims unto **Aubrey Hiam and Denise Hiam, Co-Trustees of the Hiam Family Revocable Living Trust Agreement dated April 22, 2013,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Property 1:
THE FOLLOWING TRACT OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT:
A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 425 ON THE PLAN OF HERITAGE SQUARE, PHASE FOUR, WHICH PLAN IS OF RECORD IN BOOK 6250, PAGE 178 (ERRONEOUSLY SHOWN AS PAGE 176 IN A PREVIOUS DEED OF RECORD AS INSTRUMENT NO. 20101011-0081182) IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO PLATINUM ANCHOR LLC FROM EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20221202-0126202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 23, 2022, AND RECORDED ON DECEMBER 2, 2022.

Being improved property also known as 1328 Pilgrim Drive, Madison, Tennessee 37115.

Property 2:
LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.19 AS SHOWN ON MAP ENTITLED TIMBERTRAIL, SECTION 1, OF RECORD IN PLAT BOOK 5200, PAGE 205, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO PLATINUM ANCHOR LLC FROM EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20221202-0126202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 23, 2022, AND RECORDED ON DECEMBER 2, 2022..

Being improved property also known as 4201 Winterbrook Road, Nashville, Tennessee 37207.

Property 3:
LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13, AS SHOWN ON THE MAP ENTITLED TIMBERTRAIL, SECTION 1, OF RECORD IN PLAT BOOK 5200, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO PLATINUM ANCHOR LLC FROM EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20221202-0126202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 23, 2022, AND RECORDED ON DECEMBER 2, 2022.

Being improved property also known as 4225 Winterbrook Road, Nashville, Tennessee 37207.

Property 4:
LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT NO.186B ON THE PLAN OF ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE, CEDAR BLUFF SUBDIVISION, OF RECORD IN BOOK 6250, PAGES 836 AND 837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SAID LOT NO. 186B FRONTS 35.2 FEET ON THE EASTERLY MARGIN OF MACFIE DRIVE AND EXTENDS BACK 122.24 FEET ON THE NORTHERLY LINE AND 130.22 FEET ON THE BROKEN SOUTHERLY LINE IN THE REAR MEASURING 40.34 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PLATINUM ANCHOR LLC, FROM EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20221202-0126201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 23, 2022, AND RECORDED ON DECEMBER 2, 2022.

NOTE: Historical Deeds recorded in the chain of title for Property 4 contain a Scriveners error in that the incorrect Plat Page Numbers are referenced. Although no corrective action is required, deeds going forward shall notate the correct Plat Book and Pages 6250, Pages 836 and 837.

Being improved property also known as 226 Macfie Drive,
Madison, Tennessee 37115

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 8th day of May, 2025.

Grantor: Platinum Anchor, LLC

_____(SEAL)
Self Capital Group, LLC, Manager of Platinum Anchor, LLC
By: Greg Self, Manager of Self Captial Group, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Greg Self, Manager of Self Capital Group, LLC, the Manager of Platinum Anchor, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Self Capital Group, LLC, the Manager of Platinum Anchor, LLC, the within named Grantor, a Delaware Limited Liability Company, and that such Greg Self, Manager of Self Capital Group, LLC, the Manager of Platinum Anchor, LLC, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Manager

Witness my hand, at office, this 8th day of May, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of May, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-8-25 .

Affiant Signature

5-8-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of May, 2025.

Notary Signature

My Commission Expires: 5-9-26

