This Instrument Prepared by & Return To:
Jeremiah McGuire, Attorney
Harkavy Shainberg Kaplan PLC
6060 Poplar Avenue., Suite 140
Memphis, TN 38119

Karen Johnson Davidson County
Batch # 1276276 DEEDQC
05/22/2025 09 37 21 AM 2 pgs
Fees $12 00 Taxes $0 00
20250522-0040284

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **BRYAN LEHRMAN,** (Grantor), for and in consideration of the sum of Ten Dollars and 00/100 ($10 00) and other good and valuable consideration, do hereby BARGAIN, SELL, REMISE, RELEASE, QUIT CLAIM and CONVEY unto **CHARLI'S HOME, LLC, a Tennessee limited liability company** (Grantees), all of his right, title and interest, in and to the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Property situated in Davidson County, TN:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. Z-II AS SHOWN ON EXHIBIT A OF THE SECOND INSTRUMENT OF CORRECTION OF RECORD AS INSTRUMENT NO. 20060309-0027423 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REVISING THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT ANNEXING ADDITIONAL PROPERTY KNOWN AS THE TOWN CENTER HOMES AT LENOX VILLAGE, SECTION 3, OF RECORD AS INSTRUMENT NO. 20060120-0007914 AND REVISED BY THE FIRST INSTRUMENT OF CORRECTION OF RECORD AS INSTRUMENT NO. 20060221-0020352 IN SAID REGISTERS OFFICE. ALSO BEING PART OF THE SAME PROPERTY SHOWN ON THE FINAL SUBDIVISION PLAT OF THE TOWN CENTER HOMES AT LENOX VILLAGE, SECTION 3, OF RECORD AS INSTRUMENT NO. 20060118-0006550 IN SAID REGISTERS OFFICE.

This being the same property conveyed to the Grantor by Warranty Deed of record at Instrument Number 202108200113140, in the Register's Office of Davidson County, Tennessee.

Parcel I.D.: 172-120D-531 00

Property Address: **8043 Bienville Drive, Apt ZII, Nashville, TN 37211**

THIS DEED IS BEING PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR TITLE ABSTRACT, AND THE DRAFTER MAKES NO WARRANTIES AS TO THE CONDITION OF THE TITLE OR ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREIN, AND THE DRAFTER HAS PROVIDED NO ADVICE AS TO THE TAX CONSEQUENCES OF THIS CONVEYANCE.

Effective 5/8/25 BJ

IN TESTIMONY WHEREOF, I have executed this Instrument this the 15 day of May, 2025.

GRANTOR:

BRYAN LEHRMAN

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Miami-Dade

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **BRYAN LEHRMAN** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath or affirmation, that he executed the within instrument of this own free act and deed for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th day of ~~April,~~ May 2025

NOTARY PUBLIC STATE OF FLORIDA
NADELYN PACHECO
Commission # HH 449045
Expires September 28, 2027

My Commission Expires Sep. 28, 2027

Notary Public

. . . . . .

STATE OF TENNESSEE
COUNTY OF SHELBY
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me the 21st day of May, 2025.

Notary Public

My Commission Expires _____

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY DEDREA R. VOELKER MY COMMISSION EXPIRES SEPTEMBER 08, 2027

Parcel I.D.: 028-003-00024

Property Owner and Address:
Charli's Home LLC
8043 Bienville Drive, Apt ZII
Nashville, TN 37211

Owner, Person or Entity
Responsible Payment of Tax Bills:
Charli's Home LLC
8043 Bienville Drive, Apt ZII
Nashville, TN 37211