BOX 10-A

This Instrument Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1301756 DEEDQC
07/24/2025 10 05 55 AM 2 pgs
Fees $12 00 Taxes $0 00
20250724-0058474

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Nash Brothers, LLC & 51st Avenue, LLC 1705 Division Street Nashville, TN 37203	New Owner	091-13-0-069.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Nash Brothers, LLC,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Nash Brothers, LLC, as to a 66.7% undivided interest and 51st Avenue, LLC, as to a 33.3% undivided interest,** to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Units A&B of Homes at 518 East Bend Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 518 East Bend Drive, a Horizontal Property Regime, of record in Instrument Number 20250710-0054210, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Nash Brothers, LLC by Warranty Deed from Johnny Wayne Pewitt of record in Instrument No. 20221017-0113226, Register's Office for Davidson County, Tennessee, dated October 12, 2022 and recorded on October 17, 2022.

Being also known as 518 E Bend Drive, Units A & B, Nashville, TN 37209.

Witness my hand this 22nd day of July, 2025

NASH BROTHERS, LLC

CHRISTOPHER F HARWELL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Christopher F. Harwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Nash Brothers, LLC, and that he as such Member of Nash Brothers, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Nash Brothers, LLC.

Witness my hand and official seal this 22nd day of July, 2025

Commission expires

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28 2029
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2025

Notary Public

Commission expires

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28 2029
COUNTY OF WILLIAMSON