Karen Johnson Davidson County
Batch# 1304389 DEEDQC
08/01/2025 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250801-0061052

This Instrument Prepared By:
Jennifer Dunlap Stacey Attorney
554 Franklin Road, Suite 103
Franklin, Tennessee 37069

Name and Address of New Owner:
HD Partners, LLC
225 Williamsburg Circle
Brentwood, TN 37027

Send Tax Bills to:
P.O. Box 943
Brentwood, TN 37024-0943

Map-Parcel: 135 16 0 041.00

QUITCLAIM DEED

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, HIDDEN DUNES, GP, a Tennessee General Partnership, hereinafter called the Grantor, hereby conveys and quitclaims unto HD PARTNERS, LLC, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, all of its right, title and interest, in and to that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 573 on the Plan of Re-Subdivision of Lots 573 and 574, Section 13, Edge-O-Lake Estates, as of record in Book 4060, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Quit Claim Deed from William L. Baugher, Jr., married to Hidden Dunes, GP, a Tennessee general partnership, recorded May 26, 2023, as Instrument No. 20230526-0039825 in Davidson County, Tennessee Register of Deeds.

This is improved property known as 2625 Timberland Drive, Nashville, Tennessee 37217.

WITNESS my hand on this 31 day of July, 2025.

HIDDEN DUNES, GP, a Tennessee
general partnership

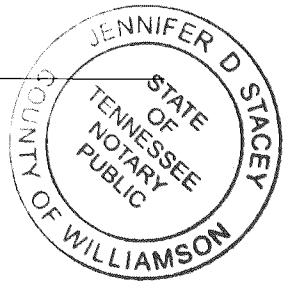
By: _____
William L. Baugher, Jr., Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared William L. Baugher, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Agent of Hidden Dunes, GP, the within named bargainor, a general partnership, and that he as such Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as Agent.

Witness my hand and seal at office in Franklin, Tennessee this 31st day of July, 2025.

Notary Public



My Commission Expires: 10-11-25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

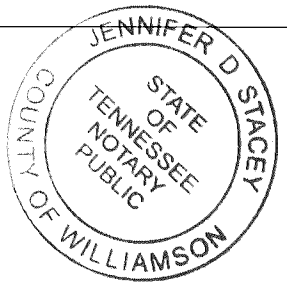
The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me on this 31 day of July, 2025.

Notary Public

My Commission Expires: 10-11-25



Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on July 31, 2025.

Affiant

DATE: July 31, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 31st day of July, 2025

Notary Public

My commission expires: 10/22/2025

