QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

Karen Johnson Davidson County
Batch# 1305074 DEEDQC
08/01/2025 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250801-0061224

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ELI QUINTON HAINSWORTH	**Same**	
(NAME) **918 Coronation Dr**	(NAME) **2643 Avery Park Drive**	**173 09 0A 817.00**
(ADDRESS) **Nashville, TN 37013**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **JASON Q. HAINSWORTH, A MARRIED MAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ELI QUINTON HAINSWORTH, A SINGLE MAN,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 619 AS SHOWN ON THE PLAN OF SECOND REVISION TO LOTS 618 THROUGH 624 AND 777, PHASE EIGHT, LENOX VILLAGE, OF RECORD IN INSTRUMENT NO. 20080508-0047738, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NATALIE SIMMONS, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20100927-0076806, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 24, 2010 AND RECORDED ON SEPTEMBER 27, 2010.

BEING THE SAME PROPERTY CONVEYED TO ELI QUINTON HAINSWORTH, A SINGLE MAN, AND JASON Q. HAINSWORTH, A MARRIED MAN, AS JOINT TENANTS, BY WARRANTY DEED FROM NATALIE SIMMONS, AN UNMARRIED WOMAN, OF RECORD IN

INSTRUMENT NO. 20230908-0070520, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 01, 2023 AND RECORDED ON SEPTEMBER 08, 2023..

*THE SUBJECT PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

THIS IS IMPROVED PROPERTY REFERENCED AS: 2643 AVERY PARK DR, NASHVILLE, TN 37211.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 23 day of July 2025.

JASON Q. HAINSWORTH

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF Spokane

Before me personally appeared **JASON Q. HAINSWORTH** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of July 2025.

Jaquelyn Porter
Notary Signature

My commission expires: 4-30-2028

Notary Public
State of Washington
Jaquelyn Porter
Commission No. 159764
Commission Expires 04-30-28

Certificate of Authenticity

I, Christen Rabe, 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 **July 23, 2025**.

Date

Affiant Signature

8/1/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

