Karen Johnson Davidson County
Batch # 1313628 DEEDQC
08/22/2025 09:59:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250822-0067315

THIS INSTRUMENT WAS PREPARED BY:
Adams and Reese LLP
Attn: Fred R. Harwell, Jr.
1600 West End Ave, Suite 1400
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
B&H Tennessee, LLC
Attn: Jay Courie
1320 Main Street, 10th Floor
Columbia, South Carolina 29201

SEND TAX BILL TO:
SAME

MAP-PARCEL
105 13 0 305.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Adam Harris Humphries**, unmarried (the "Grantor"), does hereby quitclaim unto **B&H Tennessee, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the East 40 feet of Lot No. 11 and the West 10 feet of Lot No. 12 on the Map of Waldkirchs' Subdivision of Lots Nos. 8 and 9 of the W.L.B. Lawrence Property of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee.
>
> Said part of said lots adjoin and front together 50 feet on the Southerly side of Lawrence Avenue, and run back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Adam Harris Humphries, unmarried, by Warranty Deed from James Robbins, married, recorded on the 3rd day of June, 2019, in Instrument No. 20190603-0052433 in the Register's Office of Davidson County, Tennessee.
>
> This is improved property located at 903 Lawrence Avenue, Nashville, Tennessee 37204.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 11th day of July, 2025.

[*Signatures appear on next page*]

GRANTOR:

Adam Harris Humphries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared Adam Humphries, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of July, 2025.

Alexes Dixon

NOTARY PUBLIC

My Commission Expires: 02/27/29

Notary Public State of Florida
Alexes Dixon
My Commission HH 645751
Expires 2/27/2029

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
11th day of July, 2025.

NOTARY PUBLIC

My Commission Expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

98981355.1