Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Jennifer Russell Affiant Subscribed and sworn to before me, this 2nd day of September, 2025. Notary Public My commission expires: 10/24/2028

Karen Johnson Davidson County
Batch# 1318017 DEEDQC
09/04/2025 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250904-0070558

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
DRVN, LLC	New Owner	091110E00200CO (Tract One) & 09107033700 (Tract Two)
700 51st Avenue N		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BLUE RIDGE HOMES, LLC, SERIES 21, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto DRVN LLC, a Tennessee limited liability company, "GRANTEE(S)", his/her/their/its successors, heirs and assigns all of his/her/their/its rights, title and interests in and to a certain tracts or parcels of land in Davidson County, Tennessee, to-wit:

Tract One:

Land in Davidson County, Tennessee, being Unit B, Plan of Indiana at Morrow Cottages, as shown on Exhibit B to the Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20150203-0010173, Register's Office of Davidson, County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Blue Ridge Homes, LLC, Series 21, by Quitclaim Deed from West Nashville Living, LLC, a Tennessee limited liability company, dated 10/21/15, of record in Instrument No. 20151022-0107722, Register's Office of Davidson County, Tennessee.

Tract One is improved property bearing the street address of 806 Morrow Road, Nashville, TN 37209.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 802, Block 135, Plan No. 1, West Nashville Annex, of record in Book 57, Pages 74 & 75, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Blue Ridge Homes, LLC, Series 21, by Quitclaim Deed from Blue Ridge Homes, LLC, Series 12, dated 8/11/17 of record in Instrument No. 20170814-0083130, Register's Office of Davidson County, Tennessee.

Tract Two is improved property bearing the street address of 4901 Michigan Avenue, Nashville, TN 37209.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto. Legal description taken from prior deed of record.

WITNESS my/our hand(s) this 28th day of August, 2025.

BLUE RIDGE HOMES, LLC, SERIES 21

BY: _____

MARK HAYES

ITS: MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mark Hayes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Blue Ridge Homes, LLC, Series 21, a Tennessee limited liability company, and that he is authorized by Blue Ridge Homes, LLC, Series 21 to execute this instrument on its behalf.

Witness my hand and official seal at office this 28th day of August, 2025.

My commission expires: 5/8/29

_____

NOTARY PUBLIC

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 8/28/2025 (date of document).

Jennifer Russell
Affiant Signature

9/3/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

