Karen Johnson Davidson County
Batch# 1335371 DEEDQC
10/17/2025 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251017-0082902

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Eyre Property Group, LLC
1231 Currey Road
Nashville, TN 37217

Send Tax Bill to:
Owner

Map-Parcel Numbers:
084-14-0-124.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 17 day of October, 2025.

Notary Public

My Commission Expires:
07/02/2029

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERICA JO BUSSELL, UNMARRIED, N/K/A ERICA HAWN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **EYRE PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 215 Amherst Drive Nashville, TN 37214.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17 day of October, 2025.

By: Erica Jo Bussell, N/K/A Erica Hawn

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Erica Jo Bussell, N/K/A Erica Hawn, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of October, 2025.

My commission expires: 07/02/2029

Notary Public

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Being Lot No. 107, on the Plan of Walnut Grove, as shown on plat of record in Plat Book 2133, Page 87 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Erica Jo Bussell, an unmarried woman, by Warranty Deed dated 02/24/2021 from Stephanie N. Belcher n/k/a Stephanie Coles and husband Richard Coles, Jr., of record in Instrument No. 20210226-0024983 in the Register's Office for Davidson County, Tennessee.

The said Erica Jo Bussell having since married and is now known as Erica Hawn. The above described property has been Grantor's sole and separate property and has never been used as a marital residence.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/17/25. (date of document).

Affiant Signature

10-17-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY