Karen Johnson Davidson County
Batch# 1337153 DEEDQC
10/22/2025 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251022-0084104

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 20th DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029

(AFFIX SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 2/27/2029
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES AND NOT BY TITLE SEARCH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Hayoun Family Trust dated July 05, 2024	Same	MAP & PARCEL 128-12-0A-143-00
320 Old Hickory Boulevard, Apt. 1802 Nashville, TN 37221	Same	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I/WE, Michael A. Hayoun, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **The Hayoun Family Trust dated July 05, 2024, and any amendments thereto,** HEREINAFTER CALLED GRANTEE, my/our ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, HIS SUCCESSORS AND ASSIGNS:

Unit No. 143, Building No. 18 on the Plan of Eagle Ridge at the Reserve, Section 3, Phase IB, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 17 to the Master Deed of Eagle Ridge at the Reserve of record as Instrument No. 20030108-0003690, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominium as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michael A. Hayoun by Warranty Deed from Rachel Ann Davis, dated May 24, 2024, and recorded May 31, 2024, in Instrument No. 20240531-0040658 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 320 Old Hickory Boulevard, Apt. 1802, Nashville, TN 37221. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of October, 2025

GRANTOR:

MICHAEL A. HAYOUN

STATE OF TENNESSEE)
COUNTY OF Davidson)

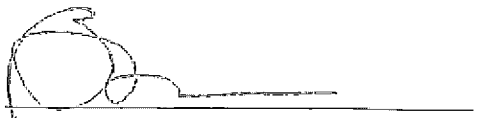
On this the 16th day of October, 2025, before me personally appeared Michael A. Hayoun, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2025
COUNTY OF SUMNER

Certificate of Authenticity

I, Barbara McGinty, 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 10/16/2025 (date of document).

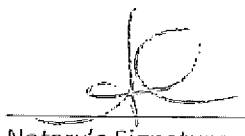


Affiant Signature

Date 10/16/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of October, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

