This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1341981 DEEDQC
11/04/2025 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251104-0087871

New Owner:	**Send Tax Bill:**	**Map/Parcel**
NASHVIRGIN, LLC, a Tennessee Limited Liability Company 2605 Thicket Ridge Court Hermitage, TN 37076	SAME	097-0A-353.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

Sworn to and subscribed before me this October 8, 2025.

Notary Public
My Commission Expires: _____

MARIAH K. MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, LON VONKOHN, who is one and the same as LON F. VONKOHN, and JANET VONKOHN, who is one and the same as JANET K. VONKOHN, husband and wife, hereinafter called Grantor, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto NASHVIRGIN, LLC, a Tennessee Limited Liability Company, all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this September 11, 2025.

BY: _____
LON VONKOHN

BY: _____
JANET VONKOHN

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LON VONKOHN and JANET VONKOHN with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 11 day of September, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____



EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Final Plat Villages of Riverwood Section One Phase 4C of record in Plat at Instrument No. 20130702-0068170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Leesa L. Trusley, unmarried and Deborah S. Stover, unmarried, as tenants in common with right of survivorship by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20131122-0120412 Register's Office for Davidson County, Tennessee, dated November 19, 2013 and recorded on November 22, 2013.

Being the same property conveyed to JANET VONKOHN and spouse LON VONKOHN by Warranty Deed of record from LEESA L. TRUSLEY, unmarried, and DEBORAH S. STOVER, unmarried, as tenants in common with right of survivorship, in Instrument No. 20200630-0070408, Register's Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 2605 Thicket Ridge Court, Hermitage, TN 37076.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 9/11/25, 2025 (date of document).

James M. Adcox III
Signature

9/11/25
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of September 2025.

Anna Smith
Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029