Karen Johnson Davidson County
Batch# 1343082 DEEDQC
11/07/2025 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251107-0089078

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 6TH DAY OF NOVEMBER, 2025. NOTARY PUBLIC MY COMMISSION EXPIRES: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY:

Jeremy H. Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL NO:
Homes at 1257 Johns Street HOA, Inc. 9243 Lehigh Dr. Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	105-04-3C-900.00 CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, LMS Homes, LLC, a Tennessee limited liability company **(hereinafter referred to as "Grantor")**, by these presents, quitclaims, grants and convey unto Homes at 1257 John Street HOA, Inc., a Tennessee non-profit corporation **(hereinafter referred to as "Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tracts of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 3rd day of November, 2025.

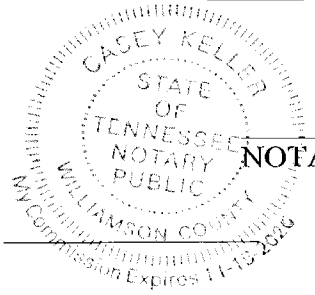
LMS Homes, LLC,
a Tennessee limited liability company

BY: _____
Matthew Benjamin, Managing Member

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Matthew Benjamin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of LMS Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Managing Member executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on November 3, 2025.



_____
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Descriptions

Land in Davidson County, Tennessee, being all that Common Elements and Open Space as shown on the plan of Homes at 1257 John Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1257 John Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230303-0015508, amended in Instrument No. 20230324-0021477 and Instrument No. 20230411-0026641, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of the property.

Being part of the same property conveyed to LMS HOMES, LLC, by deed from 1257 JOHN ST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220228-0022240, dated January 12, 2022, said Register's Office.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 November 6, 2025 (date of document).

Affiant Signature

November 6, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

