Karen Johnson Davidson County
Batch# 1347968 DEEDQC
11/19/2025 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251119-0092254

This instrument prepared by:
Heritage Title & Escrow Co.
123 Fifth Avenue North
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration for this transfer is $0.00.

Affiant

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn before me on this 14 day of November, 2025.

Notary Public
My Commission expires: 7/18/2027

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel:**
Falcon Landing Crescent Hill, LLC	Falcon Landing Crescent Hill, LLC	083072C00200
501 Union St., Ste 413	*501 Union St. Ste 413*	
Nashville, TN 37219	*Nashville, TN 37219*	

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HERMAN JOHN SHANIAN, a married man,** ("Grantors") does hereby grant, transfer, release, remise and forever quitclaim unto **FALCON LANDING CRESCENT HILL, LLC, a Tennessee limited liability company** ("Grantee"), its successors, and assigns, forever, all of Grantor's right, title, and interest in and to a certain tract of land situated in Davidson County,

Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 913 Crescent Hill Road, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200103-0000615 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office fir Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herman John Shanian, a married man, by Warranty Deed from Cameron Carver and Erin Carver, husband and wife, dated September 29, 2025, and recorded in Instrument No. 20251002-0078704, on October 2, 2025, Register's Office for Davidson County, Tennessee.

This is improved property known as 913 Crescent Hill Road B, Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 14 day of November, 2025.

GRANTOR:

Herman John Shanian

HERMAN JOHN SHANIAN

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 **HERMAN JOHN SHANIAN**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 14 day of November, 2025

My Commission Expires:
7/18/2027.

Sandy McCollum
Notary Public

SANDY McCOLLUM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 11-14-2025 (date of document).

Affiant Signature

11-14-2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

