Karen Johnson
Batch # 1358464
12/16/2025 08:29:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20251216-0099733

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY., STE. 1560
MURFREESBORO, TN 37129

QUIT CLAIM DEED

BEYONCE RETANA
COMM. # 2529637
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 10, 2029

STATE OF California
COUNTY OF Los Angeles
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2025

Beyonce Retana
Notary Public

MY COMMISSION EXPIRES Aug 10 2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., SUITE 1560, MURFREESBORO, TN 37129

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
BRIAN LAHIERE 601 CALIFORNIA AVE., 201 SANTA MONICA, CA 90403	SAME	072-10-0-122.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN LAHIERE, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

BRIAN LAHIERE AND KELLY EDWARDS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being a part of the A. F. Primrose Property, as shown on the Map of the E.B. Rucker Land, said property shown on the Map recorded in Book 1130, Page 20, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Bronte Avenue at a point 167.1 feet southwardly from the southwest corner of said Avenue and Litton Avenue; thence with the westerly margin of Bronte Avenue southwardly 75 feet; thence westwardly 116.8 feet; thence northwardly 75 feet; thence eastwardly 118.2 feet to the beginning.

BEING the same property conveyed to Brian Lahiere, a married man by Warranty Deed from Fort Lonesome Nashville, LLC, a Tennessee limited liability company, dated 02/23/2024 and recorded 02/29/2024 in Instrument Number 20240229-0013799, Register's Office for Davidson County, Tennessee.

This deed was prepared with information furnished by the grantor. The preparation of this deed *neither expresses or implies any opinion of the preparer* as to the title nor as to the accuracy of the description of the property conveyed here.

This is improved (X) property known as 2837 Bronte Avenue, Nashville, TN 37216

Witness my hand this 30 day of November, 2025

BRIAN LAHIERE

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Lahiere the bargainors 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 at Santa Monica, California, this 30 day of November, 2025

Commission Expires: Aug 10 2029 Beyonce Retana
Notary Public

BR.

BEYONCE RETANA
COMM. # 2529637
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 10, 2029