Karen Johnson Davidson County
Batch# 1358799 DEEDQC
12/17/2025 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251217-0100120

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Highnote Collection LLC 16 Benhurst Ct Hendersonville, NC 28791	NEW OWNERS	081-06-0J-005-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matthew Laughter and Megan Laughter, husband and wife,** by these presents do hereby quitclaim and convey unto **Highnote Collection LLC, a North Carolina limited liability company,** its heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of 2309 the Luxe Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220902-0099338, and First Amendment in Instrument No. 20221207-0127619, and Second Amendment in Instrument No. 20250130-0007199, 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 Matthew Laughter and Megan Laughter, husband and wife, from Modern Homes LLC, a Tennessee limited liability company, by Warranty Deed dated November 6, 2025, and recorded November 17, 2025 in Instrument No. 20251117-0091340, Register's Office of Davidson County, Tennessee.

Commonly known as: 2309 Clarksville Pike, Unit 5, Nashville Tennessee.

STATE OF TENNESSEE North Carolina
COUNTY OF Rutherford

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 10th day of Dec 2025.

Matthew Laughter
Megan Laughter
Affiant

My commission expires: 2-18-29 (Affix Seal)

Lori B. Clark
Notary Public

LORI B. CLARK NOTARY PUBLIC RUTHERFORD COUNTY, N.C. COMMISSION EXPIRES FEBRUARY 18, 2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of Dec 2025.

Matthew Laughter

Megan Laughter

~~STATE OF TENNESSEE~~ North Carolina
~~COUNTY OF DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Matthew Laughter and Megan Laughter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 10th day of Dec 2025.

LORI B. CLARK NOTARY PUBLIC COMMISSION EXPIRES FEBRUARY 18, 2029 RUTHERFORD COUNTY, N.C.

Lori B. Clark
Notary Public

My Commission Expires: 2-18-29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 10. 2025.

Affiant Signature

15th day of December, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202512170100120