Recordation Requested By/Return to:
THE HATCHELL FAMILY TRUST
111 FERN AVENUE
NASHVILLE, TN 37202
File No. TYTL-118814-TYTL

Karen Johnson Davidson County
Batch# 1361057 DEEDQC
12/23/2025 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20251223-0101820

This Instrument Prepared By:
REGINALD HARRION, TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ANTHONY KEITH HATCHELL JESSICA LEIGH POIRIER HATCHELL and TYTL HOLDINGS, LLC 111 FERN AVENUE NASHVILLE, TN 37202	ANTHONY KEITH HATCHELL JESSICA LEIGH POIRIER HATCHELL 111 FERN AVENUE NASHVILLE, TN 37202	071-14-0-100

Executed this 24th day of October 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED AND NINETY EIGHT THOUSAND DOLLARS ($298,000.00) IN HAND PAID TO **ANTHONY KEITH HATCHELL AND JESSICA LEIGH POIRIER HATCHELL, TRUSTEES OF THE HATCHELL FAMILY TRUST DATED MAY 29, 2025**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **TYTL HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, AN UNDIVIDED 36.09% (representing 33.26% equity purchase plus 2.83% representing a transaction fee) OF MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 107 Fern Avenue of record in Plat at Instrument No. 20140319-0022689, 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 premises conveyed to Anthony Keith Hatchell and Jessica Leigh Poirier Hatchell, Trustees of the Hatchell Family Trust dated May 29, 2025 by Deed dated August 11, 2025 and recorded on August 20, 2025 as Instrument No., 202508200066747 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 111 FERN AVENUE, NASHVILLE, TN 37202
This instrument was prepared without the benefit of a title examination.

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

Witness my hand this 24th day of October, 20 25.

ANTHONY KEITH HATCHELL, TRUSTEE OF THE HATCHELL FAMILY TRUST DATED MAY 29, 2025

JESSICA LEIGH POIRIER HATCHELL, TRUSTEE OF THE HATCHELL FAMILY TRUST DATED MAY 29, 2025

STATE OF Tennessee

COUNTY OF Davidson

Before me, Beverly B. Austin of the state and county mentioned, personally appeared **ANTHONY KEITH HATCHELL AND JESSICA LEIGH POIRIER HATCHELL, TRUSTEES OF THE HATCHELL FAMILY TRUST DATED MAY 29, 2025**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal) BEVERLY B. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
Printed Name: Beverly B. Austin
My Commission Expires: 09-24-2029

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$298,000.00~~

Affiant

Subscribed and sworn to before me this the 24th day of October, 2025

Notary Public
My commission expires 09-24-2029

BEVERLY B. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Marcella Stanard, 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 10/24/2025 (date of document).

Affiant Signature

12/19/2025
Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this 19th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/22/2026
NOTARY'S SEAL

CODY SELLERS
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID # 769097
MY COMMISSION EXPIRES JULY 22, 2026