Karen Johnson
Batch # 1362087
12/29/2025 12:03 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20251229-0102937

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

ASHLEY B McNEIL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 12 DAY OF DECEMBER, 2025.

NOTARY PUBLIC
COMMISSION EXPIRES: 03-01-2028

ADDRESS OF NEW OWNER:
Ryan Miller and Jami Miller
1147 Crater Hill
Nashville TN 37215

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:

Part of 131 07 3D 001.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DSRM, LLC,** a Tennessee limited liability company (hereinafter referred to as "GRANTOR") does quitclaim and convey all of his right, title and interest to the hereinafter described property to **Ryan Miller and Jami Miller, married** (hereinafter referred to as "GRANTEE"), their heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known as Unit No. A of 4505 Shys Hill, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4505 Shys Hill, a Horizontal Property Regime, of record in Instrument No. 20230330-0023243 and Instrument No. 20230913-0071941, amended in Instrument No. 20240604-0041507, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to DSRM, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Paul F. Bucchi, a married man, of record in Instrument No. 20220810-0090891, in the Register's Office for Davidson County, Tennessee.

This property is commonly known as: 4505 A Shys Hill Road, Nashville, TN 37215

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 17 day of December, 2025.

DSRM LLC, a Tennessee limited liability company

Ryan Anthony Miller, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Ryan Anthony Miller**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Chief Manager of **DSRM, LLC**, a Tennessee limited liability company the within named bargainer, and he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17 day of December, 2025.

Notary Public

My Commission Expires: 03-01-2028

ASHLEY B McNEIL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HICKMAN