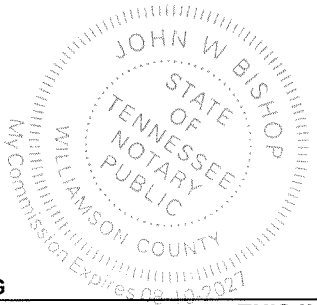
QUITCLAIM DEED



File #23-TC-0533-TWG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1365145 DEEDQC
01/05/2026 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000374

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
735 Harpeth Bend Dr, LLC	**NEW OWNER**	
(NAME)	(NAME)	**156 02 0 045.00**
7620 East Carol Way		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85260		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ODED GAN EDEN AND ANAT MAHRER GAN EDEN, HUSBAND AND WIFE ,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **735 HARPETH BEND DR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that 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. 375 on the Plan of Harpeth Valley Park, Section 3, of record in Plat Book 4175, Page 15, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oded Gan Eden and Anat Mahrer Gan Eden, husband and wife by Warranty Deed from Sonia P. Rohr, an unmarried woman of record in Instrument No. 20240131-0006655, dated January 30, 2024 and recorded on January 31, 2024, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 735 Harpeth Bend Drive, Nashville, TN 37221.

Witness my/our hand(s) this the 29 day of December, 2025.

Oded Gan Eden

Anat Mahrer Gan Eden

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 29 day of DECEMBER, 2025, before me personally appeared Oded Gan Eden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of DECEMBER, 2025.

Notary Signature
My commission expires: APRIL 30, 2029

HAILLY VACA
Notary Public - Arizona
Maricopa County
Commission # 685466
My Comm. Expires Apr 30, 2029

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 29 day of DECEMBER, 2025, before me personally appeared Anat Mahrer Gan Eden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of DECEMBER, 2025.

Notary Signature
My commission expires: APRIL 30, 2029

HAILLY VACA
Notary Public - Arizona
Maricopa County
Commission # 685466
My Comm. Expires Apr 30, 2029

RETURN TO:
735 Harpeth Bend DR LLC
7620 East Carol Way
Scottsdale, AZ 85260

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of ~~January, 2026.~~ December, 2025

Affiant Signature

Date 1/2/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027