Karen Johnson Davidson County
Batch# 1369135 DEEDQC
01/12/2026 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260112-0002762

QUITCLAIM DEED

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/03/2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1142 Harmony Way LLC	**1142 Harmony Way LLC**	**071120E02100CO**
10654 East San Felipe Avenue Clovis, California 93619	**10654 East San Felipe Avenue Clovis, California 93619**	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of January, 2026, the undersigned, **TROY F. BROOKS AND JENNY L. BROOKS, HUSBAND AND WIFE** (collectively, the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **1142 HARMONY WAY LLC**, a limited liability company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1142 HARMONY WAY, NASHVILLE, TENNESSEE 37207**, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 21, Lyric at Cleveland Park, as shown on the Declaration of Covenants, Conditions, and Restrictions for Lyric at Cleveland Park, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190729-0074247, as amended in Instrument Number 20210907-0119338, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson

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County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Troy F. Brooks and Jenny L. Brooks, Husband and Wife, by Warranty Deed dated August 31, 2021, from Cherokee Development Partners, LP, a Tennessee limited partnership, recorded on September 3, 2021, and of record as Instrument No. 20210903-0118746, in the Davidson County Register of Deed's Office.

This improved property more commonly known as 1142 Harmony Way, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 9th day of January, 2026.

GRANTOR: TROY F. BROOKS

SIGNER: Troy F. Brooks

GRANTOR: JENNY L. BROOKS

SIGNER: Jenny L. Brooks

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Troy F. Brooks and Jenny L. Brooks**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 9th day of January, 2026.

See Attached California Acknowledgement

Notary Public

My Commission Expires

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of FRESNO)

On January 9, 2026 (Before me, ----- AMY FRANCE, NOTARY PUBLIC ------,
Date *Here Insert Name and Title of the Officer*

personally appeared TROY F. BROOKS and JENNY L BROOKS,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AMY FRANCE
Notary Public - California
Fresno County
Commission # 2529421
My Comm. Expires Aug 15, 2029

Signature Amy France
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed Document Date: 1.9.26
Number of Pages: 2 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 01/09/2026.

Affiant Signature

01/12/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

