Karen Johnson Davidson County
Batch# 1373216 DEEDQC
01/29/2026 08:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260129-0006145

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. File No. 38988 and 38989	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me this 21st day of January, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hilldale Development Partners, LLC	Hilldale Development Partners, LLC 3603 Hampton Ave. Nashville, TN 37215	Map and Parcel Nos.: 117090H00100CO 117090H00200CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jim Jacobs, as Successor Trustee of the HL Family Land Trust under agreement dated June 13, 2019, as amended May 22, 2020 ("Grantor"), does hereby quitclaim, transfer and convey unto Hilldale Development Partners, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

These are unimproved properties commonly known as

3608 Hilldale Drive, Nashville, TN, 37215; AND
3610 Hilldale Drive, Nashville, TN, 37215.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2026.

GRANTOR:

HL Family Land Trust
under agreement dated June 13, 2019,
as amended May 22, 2020

BY:_____
Jim Jacobs, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jim Jacobs, as Successor Trustee of the HL Family Land Trust under agreement dated June 13, 2019, as amended May 22, 2020, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2026.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

_____
Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Units A and B, together with the appurtenant interest in the common elements of Hilldale Drive Estates, a horizontal property regime with private elements established by Declaration in Instrument No. 20250221-0013116, as amended by First Amendment of record in Instrument No. 20251027-0085259, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration in Instrument No. 20251027-0085259, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HL Family Land Trust under agreement dated June 13, 2019, as amended May 22, 2020 by Quitclaim Deed dated February 1, 2025 from Jim Jacobs of record in Instrument No. 20250221-0013115, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 January 21, 2026 (date of document).

Affiant Signature

1/23/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027