Karen Johnson Davidson County
Batch# 1379337 DEEDQC
02/12/2026 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260212-0010959

QUITCLAIM DEED

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 ME ON THE

31 DAY OF December, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-23-2029

CHRISTINA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 311025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Guerrier Development, LLC 2 Carmel Ln. Brentwood, TN 37027	SAME AS NEW OWNER	071 07 0X 001.00 071 07 0X 002.00 071 07 0X 003.00 071 07 0X 004.00 071 07 0X 005.00 071 07 0X 006.00 071 07 0X 007.00 071 07 0X 008.00 071 07 0X 009.00 071 07 0X 010.00 071 07 0X 011.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **ENCHANTE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Units No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, of Enchante Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Enchante Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 220230316-0019002, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration

thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Enchante, LLC, a Tennessee Limited Liability Company, and Guerrier Development, LLC, a Tennessee Limited Liability Company by Quit Claim Deed Deed from Enchante, LLC, a Tennessee Limited Liability Company, dated February 28, 2025, recorded March 11, 2025, of record in Instrument Number 20250311-0018109, Register's Office for Davidson County, Tennessee. Being part of the same property further conveyed to Enchante, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lawrence Cammon, married man, dated December 9, 2021, recorded December 20, 2021, of record in Instrument Number 20211220-0167918, Register's Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is unimproved property known as 106 Grizzard Avenue. Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Nashville, TN 37207.

[SIGNATURE ON FOLLOWING PAGE]

Witness our/my hand on the 31st day of December, 2025.

ENCHANTE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: ELDE GUERRIER
ITS: MANAGING MEMBER

STATE OF Tennessee

COUNTY OF Dsuidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Guerrier Development, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of Guerrier Development, LLC, a Tennessee limited liability company by himself/herself as Managing Member.

Witness my hand and official seal this 31 day of December, 2025.

Notary Public
My Commission Expires: _____

KIMBERLY HOLLINGSHEAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 17, 2027
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kim Hollingshead, 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 12/31/2025.

Kim Hollingshead, Esq

12/31/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 12/31/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON