THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. ~~Affiant~~ Subscribed and sworn to before me, this 20th day of February, 2026. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

QUITCLAIM DEED

Address New Owner: The Hydrangeas House, LLC 1101 Halcyon Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 118 01 0 155.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Calvin James Milano and Julia Maria Milano, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **The Hydrangeas House, LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled Plan of Idlewild, of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Calvin James Milano and Julia Marie Milano, husband and wife from Andrew Pfeffer and Emily Pfeffer, husband and wife by Warranty Deed recorded on October 30th, 2023 in Instrument No. 20231030-0084626, Register's Office of Davidson County, Tennessee.

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.

[Signature Page to Follow]

Karen Johnson Davidson County
Batch # 1384057 DEEDQC
02/23/2026 10:51:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260223-0014122

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of February, 2026.

Calvin James Milano

Julia Marie Milano

STATE OF ~~TENNESSEE~~ Pennsylvania)
COUNTY OF Chester)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Calvin James Milano and Julia Marie Milano**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of February, 2026.

Commonwealth of Pennsylvania - Notary Seal
JARED KEEBLER - Notary Public
Chester County
My Commission Expires April 8, 2028
Commission Number 1351908

Notary Public
My Commission Expires: 04/08/2028