Karen Johnson
Batch # 1385181
02/25/2026 12:07:50 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260225-0014933

This Instrument Prepared By:
Access Title & Escrow, Inc
107B West Commerce Street
Lewisburg, TN 37091

Send Tax Bills to Property Owner:
SMH DEVELOPMENT, LLC
2143 Southern Preserve LN
Franklin, TN 37064

QUITCLAIM DEED

Map & Parcel No: part of 092-06-0-478.00

We, the undersigned, **SMH DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, does hereby quitclaim unto **SMH DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all my rights, title and interest in and to the following real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot Number 60 and 61 on the Map of Faulconer and Ashcraft's Sudivision of Lot No 18 and No 19 of the Boyd McNairy tract, as of record in Book 57 page 121, registers office for the said county.

Being part of the same property conveyed to SMH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record in Instrument No. 20260106-0001095, said Register's Office.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY. PREPARER ASSUMES NO LIABILITY.

The intent of this Quitclaim Deed is to create two separate parcel ID numbers.

This is improved (X) or unimproved ( ) property, known as:
2515 Batavia St., Nashville, TN 37209

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the 24 day of February, 2026.

Stephen Hay, Member

Scott Hammrich, Member

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public, Stephen Michael Hay and Scott Hammrich with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that they are members of SMH Development, LLC, a Tennessee Limited Liability Company and who also acknowledged that as such members, they executed the foregoing instrument on behalf of SMH Development, LLC, a Tennessee Limited Liability Company for the purposes therein contained by authorized so to do.

Witness my hand, at office, this 24 day of February, 2026.

Notary Signature
My commission expires: 12/22/2026

JOSHUA RYAN MCCARTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is **0.00.**

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 24 day of February, 2026.

Notary Public
My commission expires: 12/22/2026

JOSHUA RYAN MCCARTT NOTARY PUBLIC OF TENNESSEE RUTHERFORD COUNTY