Karen Johnson
Batch # 1387630
03/03/2026 11:45:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260303-0016689

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, LLC
10 Burton Hills Blvd, Suite 130
Nashville, TN

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215** **File No. 260253444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2026. Notary Public My Commission Expires:

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-07-2026

QUITCLAIM DEED

Address New Owner: Earl Lee, LLC 1512 Gale Lane Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 117-08-0-195.00

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, **David Haverkamp, unmarried man,** hereinafter referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Earl Lee, LLC, a South Carolina Limited Liability Company** their successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet front of Lot 242, as shown on the Map of Victoria Place, of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate property description.

Said part of said lot fronts 60 feet on the northerly side of Gale Avenue and runs back 215.5 feet on the easterly line and 223.3 feet more or less on the westerly line to an alley measuring 59 1/2 feet thereon.

Being the same property conveyed to DAVID HAVERKAMP, by deed from JOY MIGNON SMELSER, of record in Instrument No. 20241004-0077126, dated October 3, 2024, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of FEBRUARY, 2026.

David Haverkamp

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named David Haverkamp, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 2026.

Notary Public

My Commission Expires: _____ SEE ATTACHED

CLEAR

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 LOS ANGELES)

On February 27, 2026 before me, Suhaylah Ausman, Notary Public
Date *Here Insert Name and Title of the Officer*

Personally appeared David Haverkamp
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.

SUHAYLAH AUSMAN
Notary Public - California
Los Angeles County
Commission # 2541640
My Comm. Expires Dec 15, 2029

Signature _____
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 _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

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

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

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