Karen Johnson Davidson County
Batch# 1389103 DEEDQC
03/05/2026 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260305-0017846

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Eyre Property Group, LLC
1231 Currey Road
Nashville, TN 37217

Send Tax Bill to:
Owner

Map-Parcel Numbers:
119 07 0 061.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00

Affiant

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 28 day of February, 2026.

Notary Public

My Commission Expires:
7/2/29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERICA HAWN AND ANDREW HAWN, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **EYRE PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 35 Whitsett Road, Nashville, TN 37210.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28 day of Feb., 2026.

By: Erica Hawn

By: Andrew Hawn

STATE OF California
COUNTY OF El Dorado

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Erica Hawn and Andrew Hawn, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of Feb., 2026.

SEE ATTACHMENT FOR NOTARY SEAL

SEE ATTACHMENT FOR NOTARY SEAL

My commission expires Oct. 18, 2027 Notary Public

Exhibit A

Land located in Davidson County, Tennessee, and being known as designated as all of Lot No. 90 on the Plan of LAUREL ACRES, SECTION TWO, as shown on the plat of the same record in Plat Book 2133, Page 122, in the Registrar's Office for Davidson County, Tennessee, to which plat specific reference in hereby made for a particular description of said property.

Being the same property conveyed to Erica Hawn and Andrew Hawn, wife and husband, by Warranty Deed from Flatrock Development, LLC, of record in Instrument No. 20251121-0093363, in the Register's Office of Davidson County, Tennessee, dated 11/17/2025, and recorded on 11/21/2025.

ACKNOWLEDGMENT

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 El Dorado)

On Feb. 28, 2026 before me, Erika Stevens, Notary Public
(insert name and title of the officer)

personally appeared Erica Nawn and Andrew Nawn
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.

ERIKA STEVENS
COMM. # 2463782
NOTARY PUBLIC - CALIFORNIA
EL DORADO COUNTY
MY COMM. EXP. OCT. 18, 2027

Signature _____ (Seal)

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/28/26 (date of document).

Affiant Signature

3/5/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

