Karen Johnson Davidson County
Batch# 1390591 DEEDQC
03/10/2026 08:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260310-0018803

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:

Joseph Harmon
21010 Pacific City Cir., Unit 1314
Huntington Beach, CA 92648

Send Tax Bill to:
Owner

Map-Parcel Numbers:
102-07-0 114.00

State of Tennessee
County of Rutherford

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

Affiant

Subscribed and sworn to before me, this the 9th day of ~~February~~ March, 2026.

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission Expires: 6/16/29

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, **NASH RIVER HOUSE, LLC,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JOSEPH HARMON, AN UNMARRIED MAN,** 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 6620 Upton Lane, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20 day of ~~February~~ March, 2026. JH

Nash River House, LLC

Joseph Harmon, Member

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joseph Harmon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, Nash River House, LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of Nash River House, LLC by the said Joseph Harmon as such member.

SEE ATTACHED

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

My commission expires:_____ Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section 26 Charlotte Park formerly "Beacon Square Sec. 2" as of record in Plat Book 3700, Page 91, as amended in Book 4115, Page 975, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 85.0 feet on the Westerly side of Upton Lane and extends back 90.98 feet on the Northerly line and 91.96 feet on the Southerly line, to the witness line on which it measures 85.01 feet, and continues back 95 feet, more or less, on the Northerly line, and 78 feet, more or less, on the Southerly line, to a 390 foot contour line along the cliff on the Cumberland River.

Being the same property conveyed to Nash River House, LLC by Quitclaim Deed from Joseph Harmon, an unmarried man, dated 8/23/2023 and recorded 8/28/2023 in Instrument No. 20230828-0066928, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Joseph Harmon, an unmarried man, by Warranty Deed from Huadong Cui and Cilei Chen, husband and wife, dated 8/17/2023 and recorded 8/18/2023 in Instrument No. 20230818-0064691, Register's Office for Davidson County, Tennessee.

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 Orange)

On 3-6-26 before me, Jane Kaye, Notary Public
(insert name and title of the officer)

personally appeared Joseph Harmon,
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.

JANE KAYE
Notary Public - California
Orange County
Commission # 2444393
My Comm. Expires May 13, 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 03/06/2026 (date of document).

Affiant Signature

3/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202603100018803