QUIT CLAIM DEED

Prepared by:

Cheap Hill Capital, LLC
128 Hicks Road
Nashville, Tennessee

Karen Johnson
Batch # 1396244
03/23/2026 11:41:25 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260323-0022875

THIS QUIT CLAIM DEED is made this1st day of February 2026, by and between:

Grantors:

Cheap Hill Capital Company, LLC, a Tennessee limited liability company whose address is 15085 Columbia Highway, Lynnville, Tennessee 38472 and Candy R. Morris whose address is 128 Hicks Road, Nashville, TN 37221

AND

Grantee:

Candy R. Morris whose address is 128 Hicks Road, Nashville, TN 37221.

Candy R. Morris

WITNESSETH:

That for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby quit claim unto the Grantee all right, title, and interest which the Grantor has in and to the following described real estate situated in Davidson County, Tennessee, to wit:

LEGAL DESCRIPTION:

Property Address: 128 Hicks Road, Nashville, TN 37221

Tax Bill Address: 128 Hicks Road, Nashville, TN 37221

Tax Map/Parcel No.: 142 16 0G 014.00

Metropolitan Trustee Account number: 142160G01400CO

Property Tax Bill to be sent to Candy Morris, 128 Hicks Rd. Nashville, TN 37221

Legal Description: [See Attached Schedule A]

the same, together with all improvements, easements, rights, and appurtenances thereunto belonging, to the said Grantee, its successors and assigns, forever.

Grantor hereby conveys the Property free and clear of all liens, claims, and encumbrances (other than those of record or specifically assumed by Grantee), and makes no warranties of title, express or implied.

The property shall be held as Sole Ownership.

IN WITNESS WHEREOF, the undersigned has executed this Quit Claim Deed on the day and year first above written.

GRANTORS:

Cheap Hill Capital Company, LLC

By: Thomas B. Baker Jr

Name: Thomas B. Baker, Jr

Title: Manager

Date: 3/9/2026

Candy R. Morris

Candy R. Morris

Date: 3-9-2026

ACCEPTANCE OF GRANTEE:

Candy R. Morris

Candy R. Morris

Date: 3-9-2026

COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Thomas B. Baker Jr. and Candy R. Morris with whom I am personally acquainted (or prove to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained, and in the capacity of therein stated, as the free act and deed of Cheap Hill Capital, LLC.

WHITNESS my hand and official seal this 9th day of March, 2026

Notary Public: _____

My Commission Expires: 5/9/26

(Notary Seal)

JEFF SMITH
TN NOTARY AT LARGE
COUNTY OF DAVIDSON
My Comm. Expires May 09, 2026

Return to:

Candy R. Morris

128 Hicks Road

Nashville, Tennessee 37221

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ /.

Affiant

Subscribed and sworn before me, this 20 day of MARCH, 2026

Notary

JEFF SMITH
TN NOTARY AT LARGE
COUNTY OF DAVIDSON
My Comm. Expires May 09, 2026

QUIT CLAIM DEED

EXHIBIT A

LEGAL DESCRIPTION

Situated in Davidson County, Tennessee, being Unit No. 14 on the Amended Final Plat, DEVON CLOSE TOWN HOMES, , A HORIZONTAL PROPERTY REGIME, of record in Plat Book 9700, Page 147, Register's Office for Davidson County, Tennessee, and further established by Master Deed and Bylaws of record in Book 9747, Page 278, as amended in Instrument Number 201703100024056, 20200304-0024121 and 20241203-0093950 said Register's Office, reference which is hereby made for a more complete description.

Being the same property conveyed to Candy R. Morris, and Cheap Hill Capital Company, LLC, a Tennessee Limited Liability Company, as Tenants in Common, of record in Instrument Number 20250414-0027898, in the Register's Office of Davidson County, Tennessee, dated April 10, 2025 and recorded April 14, 2025.

END OF DOCUMENT