Karen Johnson Davidson County
Batch# 1397493 DEEDQC
03/25/2026 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260325-0023835

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:

Nash River House, LLC
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 25th day of March, 2026.

Notary Public

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

6 IN WITNESS WHEREOF, the undersigned has executed this instrument this 6 day of March, 2026.

Joseph Harmon

STATE OF CA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Joseph Harmon**, 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 6 day of March, 2026.

My commission expires: 5-13-27 Notary Public

JANE KAYE
Notary Public - California
Orange County
Commission # 2444393
My Comm. Expires May 13, 2027

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 Joseph Harmon, an unmarried man, by Quitclaim Deed from Nash River House, LLC dated 3/6/26 and recorded _____ in Instrument No. 20260310-0018803, Register's Office for Davidson County, Tennessee.

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

3/25/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th 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

202603250023835