Karen Johnson Davidson County
Batch# 1397619 DEEDQC
03/26/2026 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260326-0023975

THIS INSTRUMENT PREPARED BY: BNA Build Inc. 1884 Barnstaple Lane Brentwood, TN 37027 **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.**	STATE OF TENNESSEE] COUNTY OF WILLIAMSON] The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Sworn to and subscribed to before me this 25th day of Mar. 2026. Notary Public My commission expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner: BNA Build, Inc. 1884 Barnstaple Lane Brentwood, TN 37027	**Parcel ID:** 174-00-0-036.00
Send Tax Bills To: Owner	
Street Address of Subject Property: 3142 Old Franklin Rd Antioch, TN 37013	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles Yum** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **BNA Build Inc.** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee in the 5th, formerly 6th, Civil District of Davidson County, Tennessee, more fully described as follows:

BEGINNING in the center of Old Franklin Road, which point is 1883.20 feet, more or less, East of the center of the intersection of Old Franklin Road and Cane Ridge Road; thence South 06 degrees 18 minutes West 500.95 feet to a point; thence South 88 degrees 51 minutes East 163 feet to a point. Said point being the Southeast corner of said property and the common corner of the grantor and Lula C. Hunter, according to a survey of Donald R. Carver, Surveyor, dated April 6, 1976; Thence in a Northerly direction along the boundary line of the grantors' and Hunter's boundary line (a fence in 1976) to the center of Old Franklin Road, approximately 600 feet, more or less; thence Westerly along the center of Old Franklin Road, 275 feet, more or less, to the point of beginning. Containing 2.30 acres, more or less.

Being the same property conveyed to Charles Yum, by quitclaim deed of Arnold Homes, LLC, a Tennessee limited liability company of record in Instrument #20260225-0015099, Register's Office, Davidson County, TN dated January 22, 2026, recorded February 25, 2026.

WITNESS my hand this 25th day of March, 2026.

Charles Yum

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Charles Yum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 25th day of March, 2026.

NOTARY PUBLIC

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 4-03-29

True Copy Certification

I, Yvette Meldrum, 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 March 25, 2026.

Affiant Signature _____

3/25, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of March 2026.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1Y 14 2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY